

Appendix B:

~~—~~ Housing Needs Assessment



This appendix reviews and assesses the City's demographic, employment, and housing characteristics to evaluate the housing needs of present and future Santa Monica residents. The chapter compares data from past years with data from the most recent American Communities Surveys (ACS). Since 2020 Census and ACS data are not yet available at the time of this writing, 5-Year 2019 ACS data are used. Other sources utilized in this chapter include the U.S. Housing and Urban Development (HUD)'s data from the Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance (DOF), California Housing Partnership, and the City's own building permit and project data.

Table of Contents

A. POPULATION CHARACTERISTICS.....	1
1. Population Growth Trends	1
2. Age Characteristics	3
3. Race and Ethnicity	5
4. EMPLOYMENT	8
B. HOUSING STOCK CHARACTERISTICS	14
1. Housing Type.....	15
2. Housing Size	16
3. Age and Condition.....	16
a. Age.....	16
b. Substandard Housing.....	17
4. Rent Control Units.....	18
5. Vacancy Rate.....	20
C. HOUSEHOLD CHARACTERISTICS.....	22
1. Household Tenure (Rental vs Owner).....	22
2. Household Composition, Familial Status, and Household Size.....	25
3. Overcrowding.....	26
4. Household Income.....	29
a. Low Income Households.....	30
D. SPECIAL NEEDS GROUPS	35
1. Senior Citizens	35
2. Large Households	36
3. Single Parent Households	37
4. Persons with Disabilities	38
a. Developmentally Disabled.....	39
5. Housing for Persons with a Disability	40
6. Homeless Persons.....	40
a. Point in Time Counts	41
7. Inventory of Facilities and Services for Homeless Persons in Santa Monica	41
8. Households in Poverty.....	42
E. HOUSING COSTS.....	43
1. Housing Sales Prices	43
2. Rental Costs	44
3. Housing Affordability	45
F. COASTAL ZONE HOUSING.....	48
G. AT RISK HOUSING UNITS	50
1. Private Market Deed-Restricted Affordable Units	50
2. Projects with Expiring Rental Subsidies During the Planning Period.....	50
3. Projects with Affordability Covenants Expiring During the Planning Period.....	50
4. Construction or Purchase of Replacement Units	51
5. Cost Comparisons.....	51

INTRODUCTION

This appendix reviews and assesses the City's demographic, employment, and housing characteristics to evaluate the housing needs of present and future Santa Monica residents. The chapter compares data from past years with data from the most recent American Communities Surveys (ACS). Since 2020 Census and ACS data are not yet available at the time of this writing, 5-Year 2019 ACS data are used. Other sources utilized in this chapter include the U.S. Housing and Urban Development (HUD)'s data from the Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance (DOF), California Housing Partnership, and the City's own building permit and project data.

A. POPULATION CHARACTERISTICS

1. Population Growth Trends

Beginning with the first official census after its incorporation in 1886, Santa Monica's population more than doubled every 10 years until the depression era of the 1930s, when the city's annual rate of population growth began to slow as shown in Figure B-1. Santa Monica experienced its highest level of growth during the national immigration wave of the 1920s, followed by the period between 1930 and 1950, when nearly 34,500 people were added. Growth in this latter period was fueled in part by World War II-related manufacturing jobs at the former Douglas Aircraft plant at the Santa Monica Airport, and post- War growth that occurred throughout Southern California.

The City's total population count has remained relatively stable since the 1970s, following the end of an apartment construction boom that built out the city's residential areas.. By 1980, the city's population stopped growing due to local slow-growth policies, and actually declined slightly to 84,084 residents by 2000. This population decline was due to a gradual change in household composition, and the regional economic recession that occurred during the early 1990s. The 2010 Census showed the city's first growth over a decade, with a 6.7% increase to a total population of 89,736. Based on the most recent DOF data, population growth has slowed with the City population at 92,357 in 2020. Santa Monica is one of the most densely populated areas in California with a population density of 10,982 persons per square mile (17 persons per acre).

Figure B- 1 Historical Population Growth 1890-2020

Year	Total Population	Population Increase	% Change
1890	1,580	—	—
1900	3,057	1,477	93%
1910	7,847	4,790	157%
1920	15,252	7,405	94%
1930	37,146	21,894	144%
1940	53,500	16,354	44%

1950	71,595	18,095	34%
1960	83,249	11,654	16%
1970	88,289	5,040	6%
1980	88,314	25	0%
1990	86,905	(1,409)	-2%
2000	84,084	(2,821)	-3%
2010	89,736	5,652	7%
2020	92,357	2,621	3%

Source: U.S. Census; Department of Finance data for 2020

While there was an overall small population increase from 2010 to 2020 for the City, population estimates from the State's Department of Finance have showed a significant decrease in population growth for the past few years. This more recent data is indicative of a downward population trend in the State as a whole as evidenced by the recent release of the 2020 Census state data. The reduction in growth is likely attributed to declining birthrate, migration out of the state that is partly driven by the limited amount and high cost of housing, as well as a decrease in immigration. Population data for the City since the onset of the COVID-19 (coronavirus-19) pandemic are not yet available at the time of this writing, and it will be uncertain until more accurate data is available regarding the long term effects of population growth/decline during the pandemic. However, demographers predict that the pandemic has accelerated the trend towards reduced growth, and that the State as a whole has peaked in population and will likely see a population growth rate of close to zero.

Comparing Santa Monica with its Westside Cities sub-region as shown in Figure B-2, the City's growth over the last decade was modest at 2.92% as compared to 5.75% for the City of Los Angeles and 3.61% for the entire County. Between 1980-2020, while the City's population grew by 4.58%, the City of Los Angeles and the County grew 35-36% over the same 40 year period, largely due to the continued development of vacant land in outlying areas such as the Santa Clarita and Antelope Valley.

Figure B-2 Population Growth 1980-2020, Neighboring Cities and Los Angeles County

Jurisdiction	1980	1990	2000	2010	2020	% Change 2010-2020	% Change 1980-2020	Land Area (mi ²)	2020 Density (persons per mi ²)
Beverly Hills	32,367	31,971	33,784	34,109	33,775	-0.98%	4.35%	5.71	5,915
Santa Monica	88,314	86,905	84,084	89,736	92,357	2.92%	4.58%	8.41	10,982
Culver City	38,139	38,793	38,816	38,883	39,705	2.11%	4.11%	5.14	7,724
West Hollywood	—	36,118	35,716	34,399	36,203	5.24%	0.24%*	1.88	19,257
LA City	2,966,850	3,485,398	3,694,820	3,792,621	4,010,684	5.75%	35.18%	502.7	7,979

LA County	7,477,503	8,863,164	9,519,338	9,818,605	10,172,951	3.61%	36.05%	4,751	2,141
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Source: U.S. Census of Population and Housing 1980, 1990, 2000, and 2010; Department of Finance for 2020 data
 * For West Hollywood, growth is from 1990–2020

2. Age Characteristics

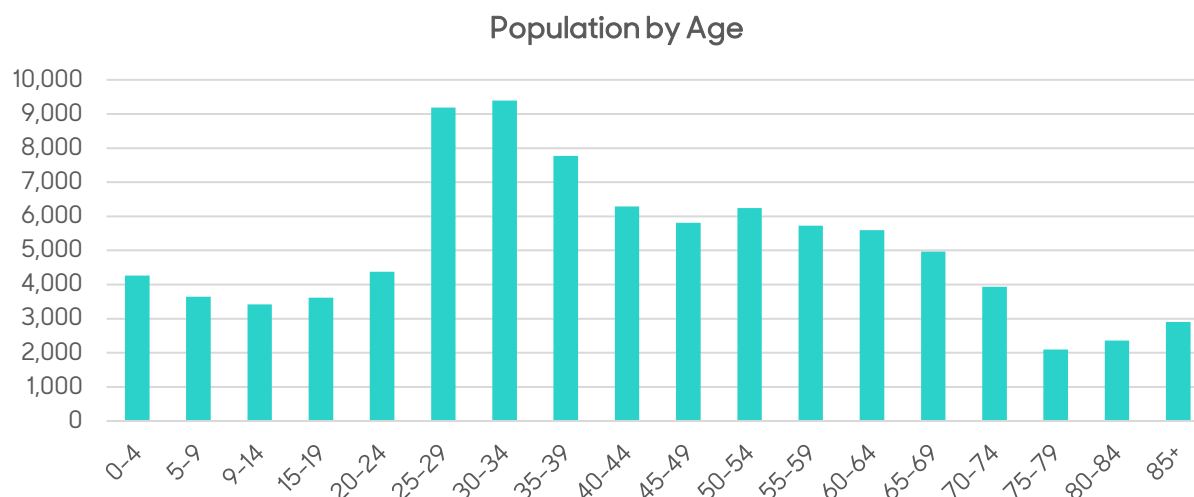
The age distribution of a population is an important factor for determining current and future housing needs. For example, a community with an aging population will require more senior housing and supportive services. Similarly, if a community has an increasingly younger population of persons below age 18, it may signal the demand for larger sized housing units. The city's age distribution between 1990 and 2019 is shown in Figure B-3 and Figure B-4.

Figure B-3 Age Distribution, 1990–2019

	1990		2000		2010		2019	
Preschool (<5 yrs)	4,048	5%	3,448	4%	3,696	4%	4,265	5%
School Age (5–17 yrs)	7,929	9%	8,866	10%	8,884	9%	9,430	10%
College Age (18–24 yrs)	6,238	7%	5,114	6%	6,442	7%	5,621	6%
Young Adults (25–44 yrs)	37,175	43%	33,704	39%	35,552	38%	32,632	36%
Middle Age (45–64 yrs)	17,164	20%	20,874	25%	24,746	26%	23,362	25%
Seniors (65+ yrs)	14,351	16%	12,078	14%	13,416	15%	16,267	18%
Total	86,905	100%	84,084	100%	89,736	100%	91,577	100%
Median Age	37.9		39.3		40.4			

Source: American Community Survey, 2019 5 Year Estimates

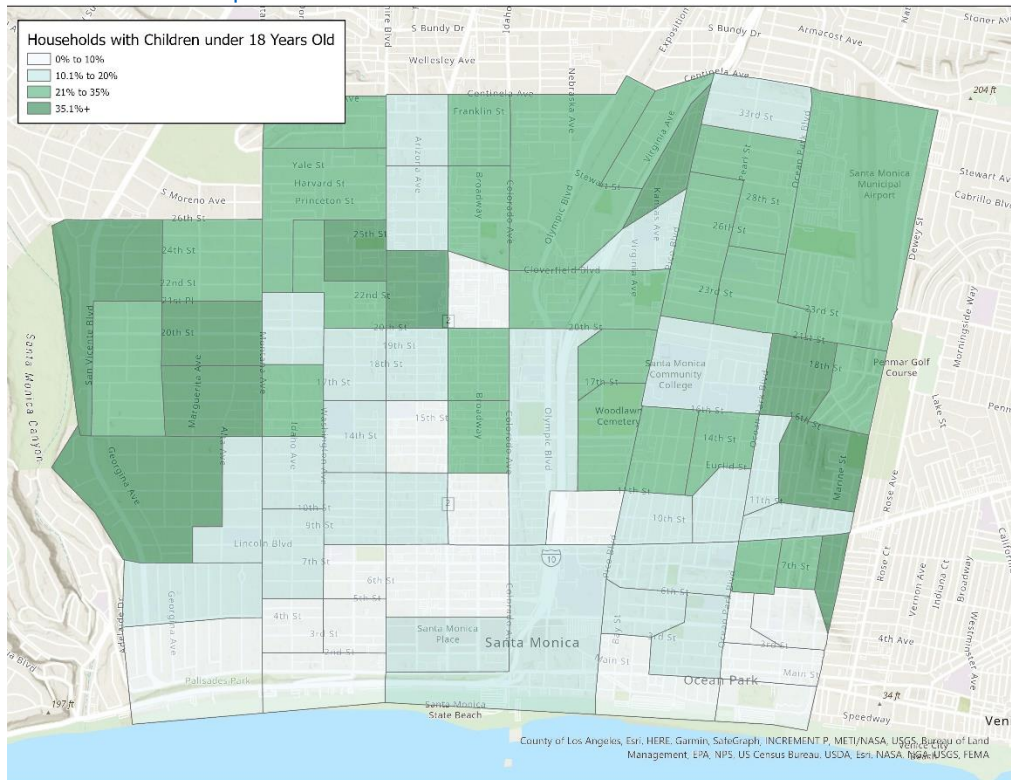
Figure B-4 Population by Age



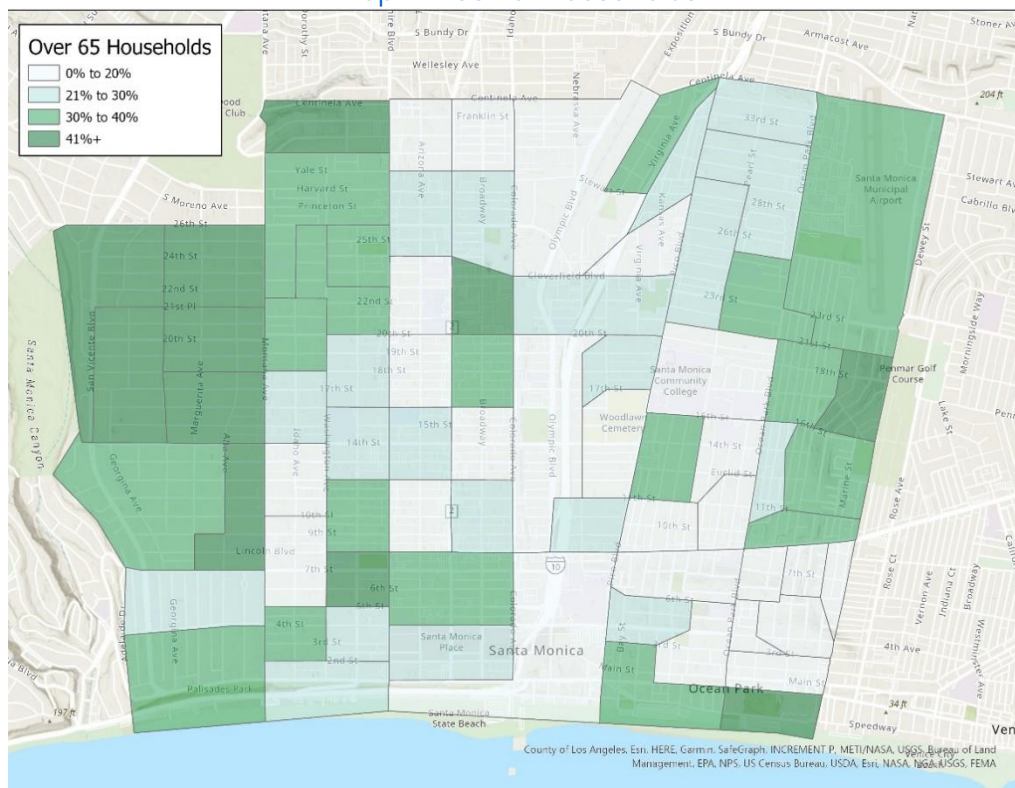
The most significant shift in age distribution over the past couple decades has been a decrease in the young adult (24–44) population and an increase in the older adult population (45–64). This

is not surprising, as it essentially tracks the baby boomer population as it cycles toward retirement years. What it does indicate is that in the next decade, it is likely that the senior (65+) population will see a significant increase. Map B-1 and Map B-2 depict concentrations of households with children and senior households. Census tracts north of Montana Avenue and on the Venice border, both primarily single-unit districts, stand out as having both higher than average households with children and seniors.

Map B-1 Households with Children under 18 Years



Map B-2 Senior Households



3. Race and Ethnicity

The greater Los Angeles metropolitan area is a melting pot of different cultures, race, and background. Unlike our larger, neighboring City of Los Angeles, Whites still make up the majority of the City's population. However, census data shows that the City's racial makeup is becoming more diverse. As displayed in Figure B-5, Hispanics/Latinos make up the second largest racial group in the City, followed by Asians. From 2000 to 2010, the percentage of Whites dropped from 72% to 70%, and from 2010 to 2019, dropped further to 64%. In the same approximately 20-year period, non-White races have increased in small percentages, including Hispanics (Latinos) who make up approximately 15.9% and Asians who make up 9.8% of the population. The number of Blacks (African Americans) has only slightly increased to 4.3% relative to the proportion of the population over the last two decades. The City's proportion of Asian residents as well as residents identifying as "Two or More Races" has consistently increased since 1990.

Map B-3 through B-5 show the locations within the City where households of color are concentrated. Map B-3 shows that Hispanic households are generally concentrated in the area east of Lincoln Boulevard on both sides of the I-10 freeway within the Pico and Mid-city neighborhoods. Additionally, a high proportion reside in the Ocean Park and Sunset Park neighborhoods. Black/African American households are concentrated in the central portion of the City on both sides of the I-10 as shown in Map B-4. Map B-5 shows that concentrations of Asians can be found generally in the eastern portion of the city, with the highest concentration

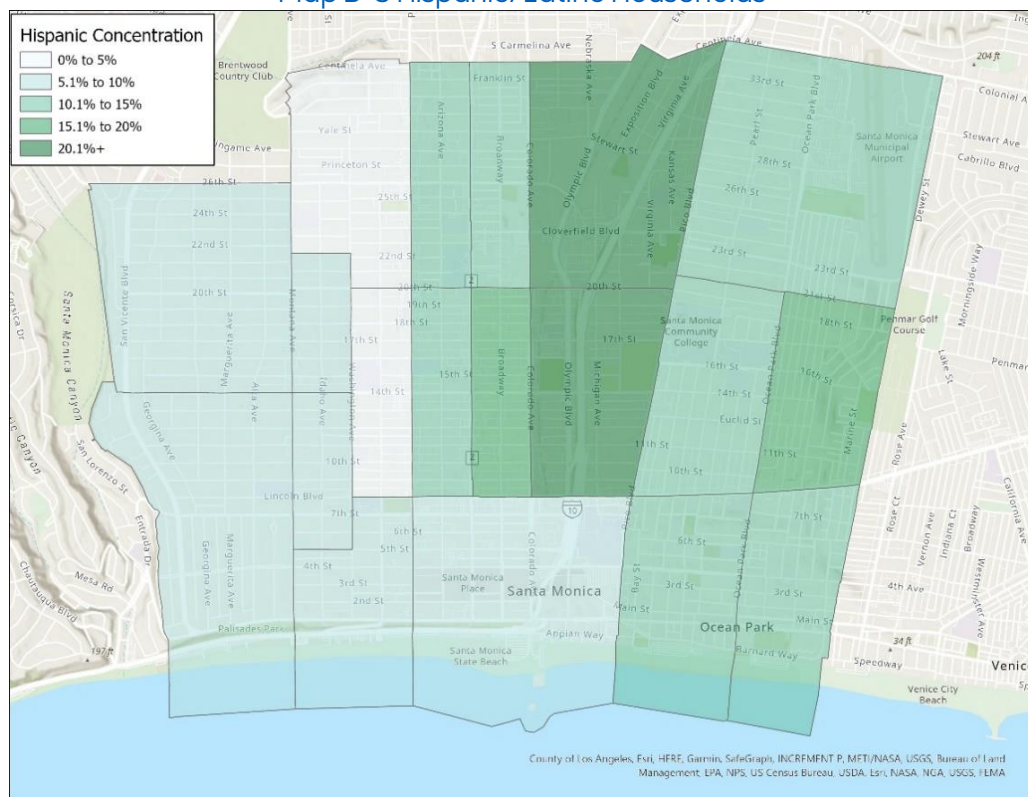
in the Bergamot area, and in a small R1 (single-unit) area in north Santa Monica bounded by 14th Street and Alta Avenue.

Figure B-5 Population by Race

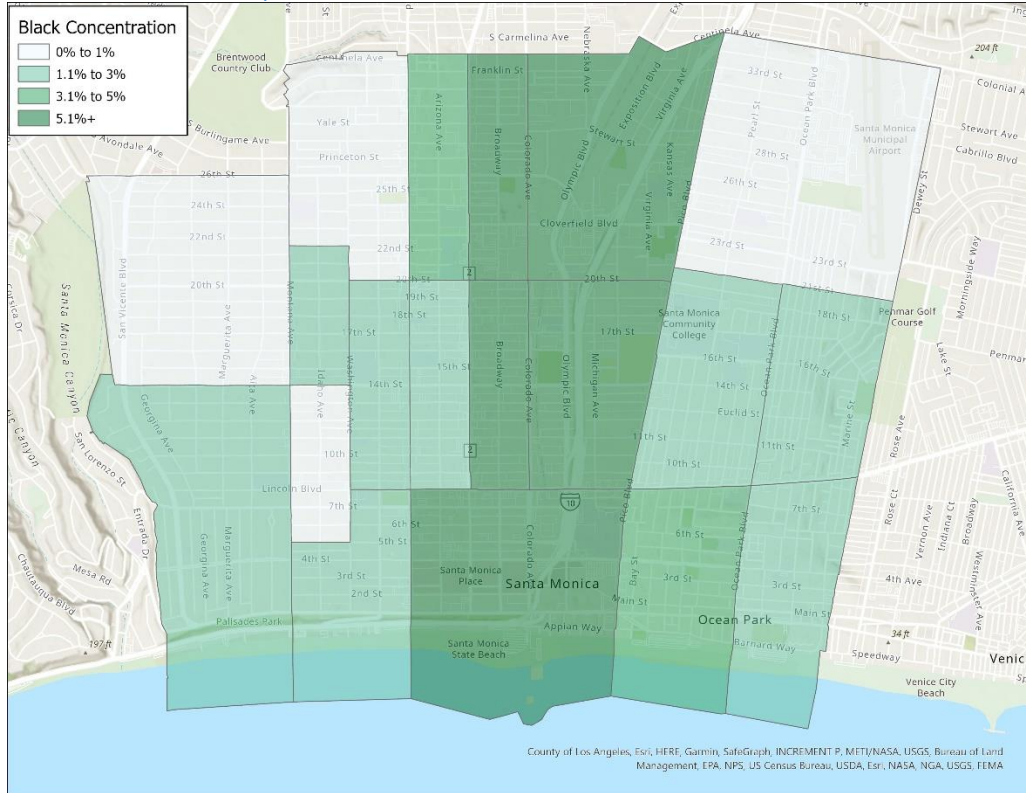
Category	2000	%	2010	%	2018	%	2019	%
White	60,482	71.9%	62,917	70.1%	59,197	64.3%	59,200	64.3%
Hispanic or Latino	11,304	13.4%	11,716	13.1%	14,613	15.9%	14,097	15.3%
Black or African American	3,081	3.7%	3,364	3.7%	3,950	4.3%	3,995	4.3%
Asian	6,043	7.2%	7,960	8.9%	9,004	9.8%	9,018	9.8%
Two or more races	2,584	3.1%	3,174	3.5%	4,782	5.2%	4,571	5.0%
Other	590	0.7%	605	0.7%	532	0.6%	696	0.8%
TOTAL	84,084		89,736		92,078		91,577	

Source: American Community Survey 2019 5-Year Estimates

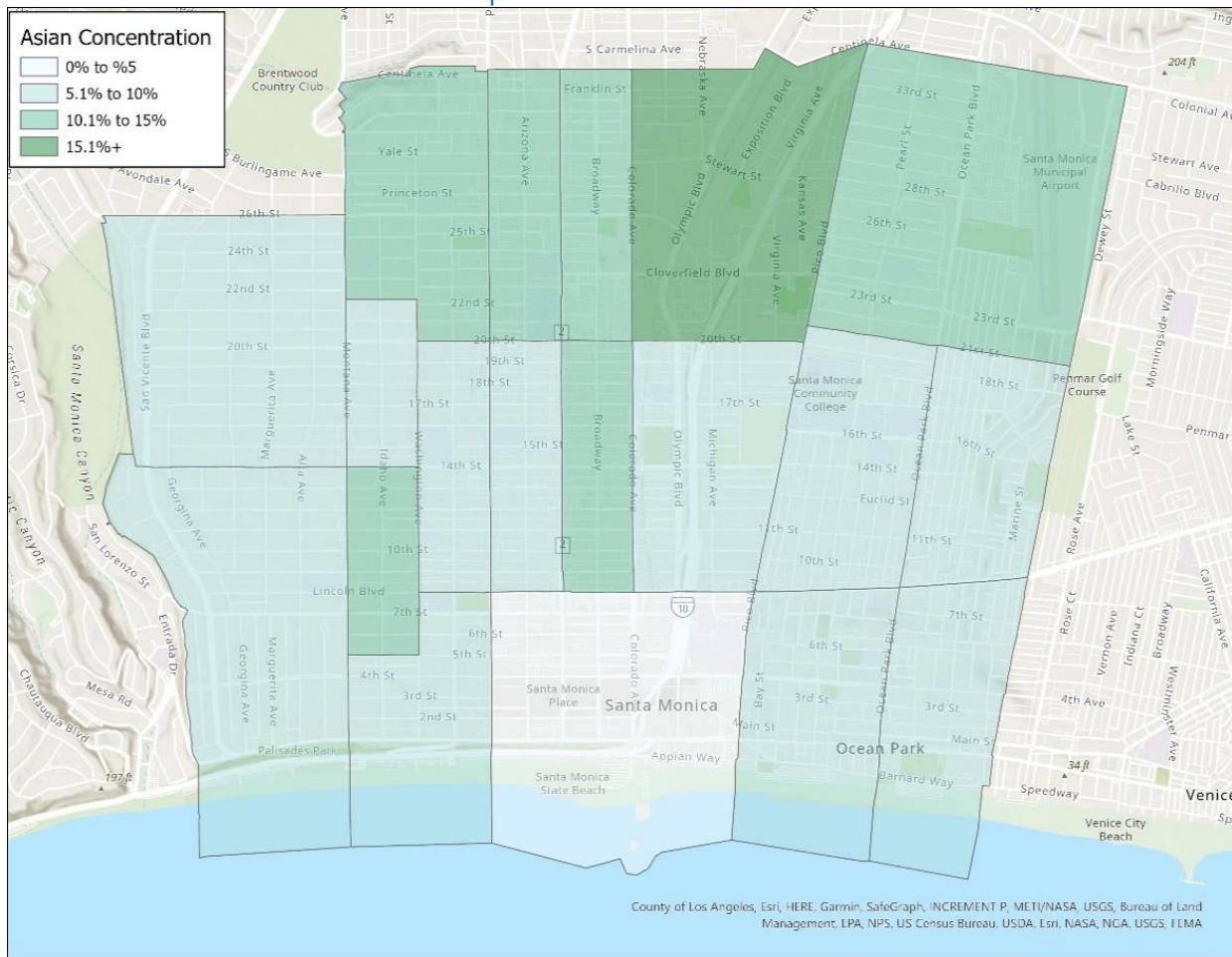
Map B-3 Hispanic/Latino Households



Map B-4 Black/African American Households



Map B-5 Asian Households



4. EMPLOYMENT

The City has a diverse economy comprised of various industry sectors. With the Information and Profession/Scientific/Technical Industries comprising over 30% of the City's economy, it is not surprising that the City has earned its moniker of "Silicon Beach". The City is also a popular tourist and visitor hub, with almost 25% of the workforce working in the Food and Accommodation, and Retail Trade sectors. According to the California Employment Development Department (EDD), prior to the pandemic, the City had approximately 91,000 people working within its borders in 2019 and a low unemployment rate of 4 percent. Figure B-5 lists the number of business establishments by industry type, along with the average employment per industry in 2019. The largest number of jobs were in these sectors: Accommodation and Food Services, Professional, Scientific and Technical Services, Health Care and Social Assistance, Information, and Retail Trade. Figure B-7 shows the breakdown of employment sectors in Santa Monica, with the largest known sectors being Information, Professional, Scientific and Technical Services, and Accommodation and Food Services.

Figure B-6 City of Santa Monica Employment by Industry

Industry	2019	
	#	Average Employment
Information	805	14,388
Professional, Scientific, & Technical Services	1,617	14,202
Accommodation & Food Services	511	14,040
Health Care & Social Assistance	2,565	9,756
Retail Trade	614	8,585
Local Government	44	6,512
Real Estate & Rental & Leasing	530	2,825
Finance & Insurance	344	2,798
Admin & Support & Waste Mgmt & Remediation	264	2,446
Other Services	1,061	4,333
Wholesale Trade	234	2,435
Arts, Entertainment, & Recreation	682	2,296
Educational Services	129	1,899
Construction	201	1,762
Manufacturing	105	1,351
Management of Companies and Enterprises	21	490
Transportation and Warehousing	38	338
Utilities	5	218
Agriculture, Forestry, Fishing & Hunting	6	7
Federal Government	3	***
Non-Classified	1	***
State Government	1	***
Total	9,781	90,923

Source: California Employment Development Department, Data Quarter 3, 2019

Figure B-7 Employment Sectors

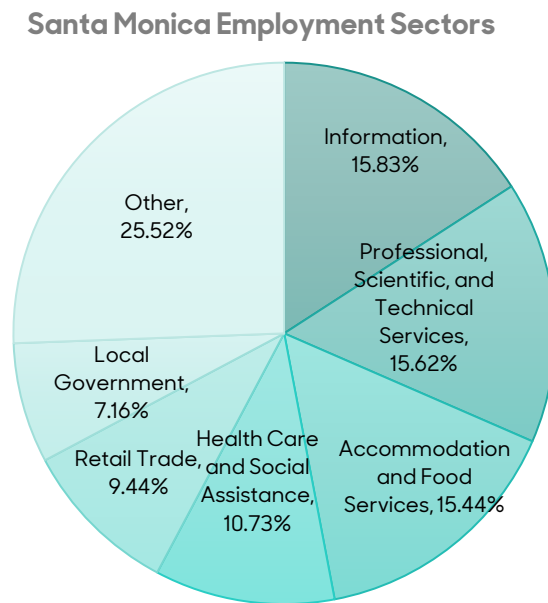


Figure B-8 lists the top twenty principal employers in Santa Monica and the total number of jobs that they provide. The 23,321 jobs generated by these employers accounted for approximately 25% of the city's total estimated jobs in 2019. As a result of the COVID-19 pandemic, the City's Accommodation and Food Services and Retail Trade industries saw devastating employment losses during 2020. However, early signs indicate that employment levels are starting to bounce back as the City recovers from the effects of the pandemic.

Figure B-8 Principal Employers, 2019

Employer	Industry	Number of Jobs Provided
Providence St. John's Medical Center	Health Services	3,310
Santa Monica-UCLA Medical Center	Health Services	2,879
City of Santa Monica	Government	2,298
Santa Monica-Malibu Unified School District	Education	1,962
Santa Monica College	Education	1,800
Snap, Inc	Media + Entertainment	1,460
Activision Blizzard Inc.	Media + Entertainment	1,231
RAND Corporation	Research	891
Hulu	Media + Entertainment	882
Lionsgate Entertainment Corp	Media + Entertainment	819
Cornerstone on Demand	Media + Entertainment	700

Employer	Industry	Number of Jobs Provided
Rubin Postaer and Associates	Advertising	630
Amazon	Media + Entertainment	629
Oracle	Information/Technology	607
ET Whitehall Santa Monica Partners LP	Hospitality	579
Kite Pharma	Research	562
True Car	Information/Technology	546
Bird	Information/Technology	517
Redbull North America Inc	Media + Entertainment	513
Beach Body LLC	Media + Entertainment	506
Total		23,321
<i>Source: City of Santa Monica Housing and Economic Development Department, Employer reported employment levels, 2019</i>		

In an ideal world, workers can choose to live close to their place of employment in a neighborhood that offers abundant retail, services, open space, and good schools. However, in reality, many of workers cannot afford to live close to their work since most of their jobs are located in metropolitan areas where housing costs trend higher. This is especially true in Santa Monica where only 9% of the 91,000 employees live within the City. The remaining 91% commute from areas outside of the City, with the majority commuting from the surrounding areas of the Los Angeles region. Many of these workers are working in the Food and Accommodation, and Retail Trade sectors and generally earn lower wages. Figure B-9 provides information on the average salary levels for various common occupations in the City.

Figure B-9 Average Wage for Occupations, 2020, Los Angeles Metropolitan Area

Occupation	Average Salary
Technology/Finance	
Accountant	\$84,529
Computer Systems Analyst	\$109,199
Film/Video Editor	\$126,203
Education	
Teacher-Elementary	\$85,410
Teacher-Preschool	\$37,052
Retail/Restaurant/Services	
Maid/Housekeeper	\$33,917

Server	\$34,333
Chefs and Head Cooks	\$52,578
Janitor and Custodian	\$36,903
Retail Salesperson	\$36,284
Automotive Mechanic	\$49,546
Healthcare	
Registered Nurse	\$108,359
Home Health/Personal Care Aide	\$32,637
Nursing Assistant	\$35,070
<i>Source: Bureau of Labor Statistics, Released June 2020</i>	

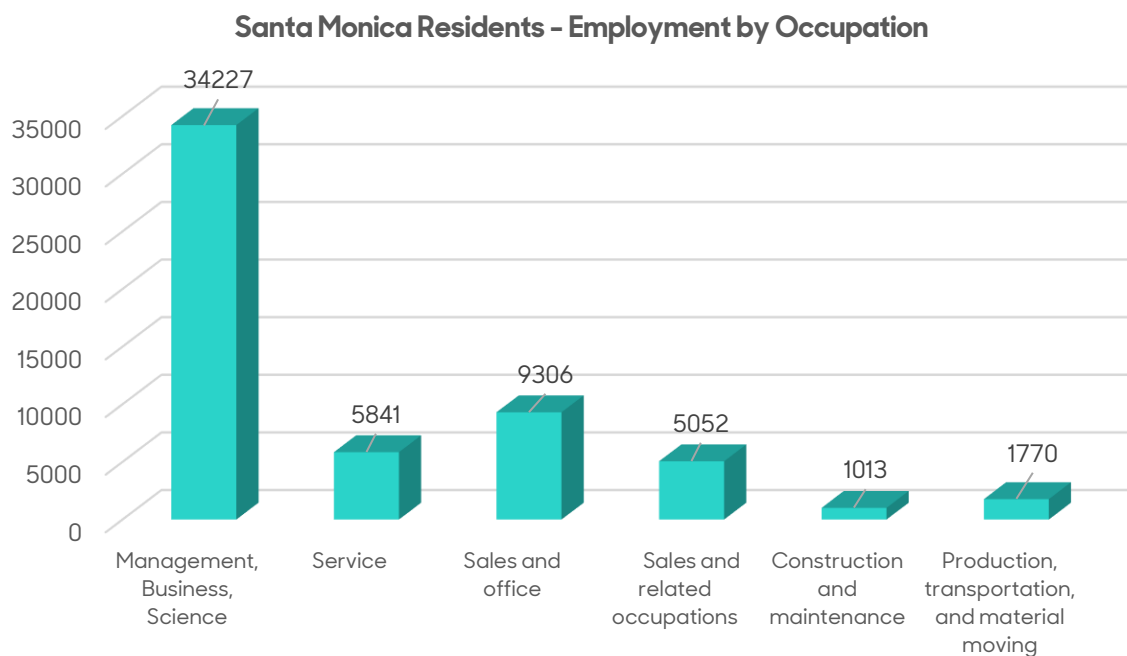
Because their wages are not enough to pay for the high housing cost in the City, lower-wage workers are commuting 2 to 4 hours daily to live in more affordable areas. In 2019, out of 84,186 total out-of-town commuters, there were 35,046 out-of-town commuters making less than \$40,000 per year, for an estimate of 41.6%. In February 2021, the City's Mobility Division launched a survey to better understand the effects of housing on the mobility patterns of Santa Monica workers. . Approximately 2600 people took the survey, with 1700 respondents identified as Santa Monica workers. When respondents were asked what the major barrier is to living in Santa Monica, housing cost was cited as the number one factor, followed by the desire to purchase a single family home.

According to the 2019 American Community Survey, 52,157 Santa Monica residents aged 16 and over are employed in the civilian labor force. Figure B-10 and Figure B-11 shows that Santa Monica residents are highly skewed toward managerial/business, science, and art positions (65.6%). This occupational group is distantly followed by sales, office and administrative occupations (17.8%). Together these two occupational groups account for 83% of Santa Monica residents' jobs. This disproportionate spread toward higher income jobs is likely the result of the lack of housing affordability in the City, indicating that higher wages are needed for a household to afford the high cost of housing.

Figure B-10 Jobs Held by Santa Monica Residents, 2000, 2010, and 2019

	2000		2010		2019	
Managerial/Business, Science, and Arts	28,378	60.3%	32,507	66.0%	34,227	65.6%
Sales, Office, & Admin (Support)	10,955	23.3%	10,089	20.5%	10,089	17.8%
Service Occupations	4,430	9.4%	4,458	9.1%	5,841	11.2%
Natural Resources, Construction, & Maintenance	1,575	3.3%	1,034	2.1%	1,013	1.9%
Production, Transportation, & Material Moving	1,721	3.7%	1,149	2.3%	1,770	3.4%
Total Employed Persons (16 Years & Over)	<i>47,059</i>		<i>49,237</i>		<i>52,157</i>	
Source: American Community Survey 2019 5-Year Estimates						

Figure B-11 Employment by Occupation



B. HOUSING STOCK CHARACTERISTICS

The Census defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

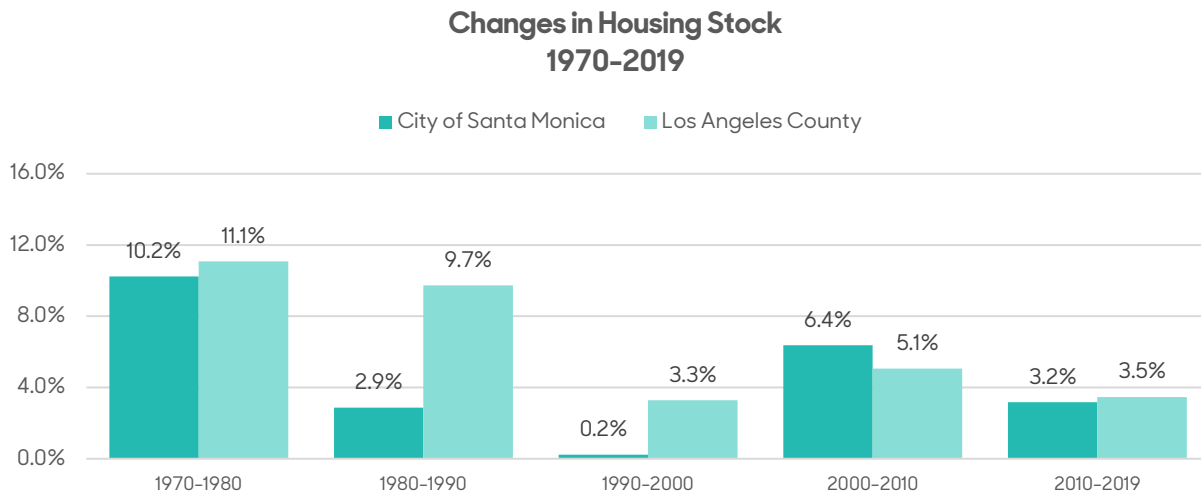
The City's residential neighborhoods have been largely built out since the 1970s – when the rate of new housing construction started to slow. As shown in Figure B-13, from 1970 to 1980, the rate of housing growth was approximately 10.2% – with the housing stock increasing from 42,106 units to 46,418 units. In the following decade, the rate of new housing dropped drastically to 2.9% between 1980 to 1990. This downturn in housing construction is primarily due to the City's downzoning policies contained in the 1984 General Plan. By the early 1990s, the onset of the economic recession effectively halting new housing construction resulted in only a 0.2% increase in new housing units from 1990 to 2000. After 2000, as the economy became stronger, new housing construction increased but slowed down from 2010–2020.

Data from the California Department of Finance show that Santa Monica had 52,629 housing units in 2020 (Figure B-12), an increase of 1,717 units over the year 2010. Figure B-12 provides further detail on the changes in the housing stock over the last thirty years. This increase has resulted from larger, higher density infill, multi-unit and mixed-use projects replacing lower-intensity land uses. Most of this new development has been in commercial zones (particularly the Downtown) and consisted of multi-unit residential units within infill residential and mixed-use buildings. As shown in Figure B-12, between 2000–2010, Santa Monica's housing development was significantly more robust than other Westside cities. From 2010 to 2020, the City's housing growth was in line with growth in other cities including Culver City and West Hollywood.

Figure B-12 Housing Stock Growth for Santa Monica and Selected Jurisdictions, 1990–2020

Jurisdiction	1990	2000	2010	2020	% Change 1990–2000	% Change 2000–2010	% Change 2010–2020
Beverly Hills	15,723	15,855	16,394	16,443	0.8%	3.4%	0.30%
Santa Monica	47,753	47,863	50,912	52,629	0.2%	6.4%	3.4%
Culver City	16,943	17,130	17,135	17,819	1.1%	0.03%	4.0%
West Hollywood	23,821	24,110	24,588	25,853	1.2%	2.0%	5.1%
LA City	1,299,963	1,337,668	1,413,995	1,517,755	2.9%	5.7%	7.3%
Los Angeles County	3,163,343	3,270,909	3,445,076	3,590,574	3.4%	5.3%	4.2%
Source: 1990, 2000, and 2010 Census; California Department of Finance for 2020 data							

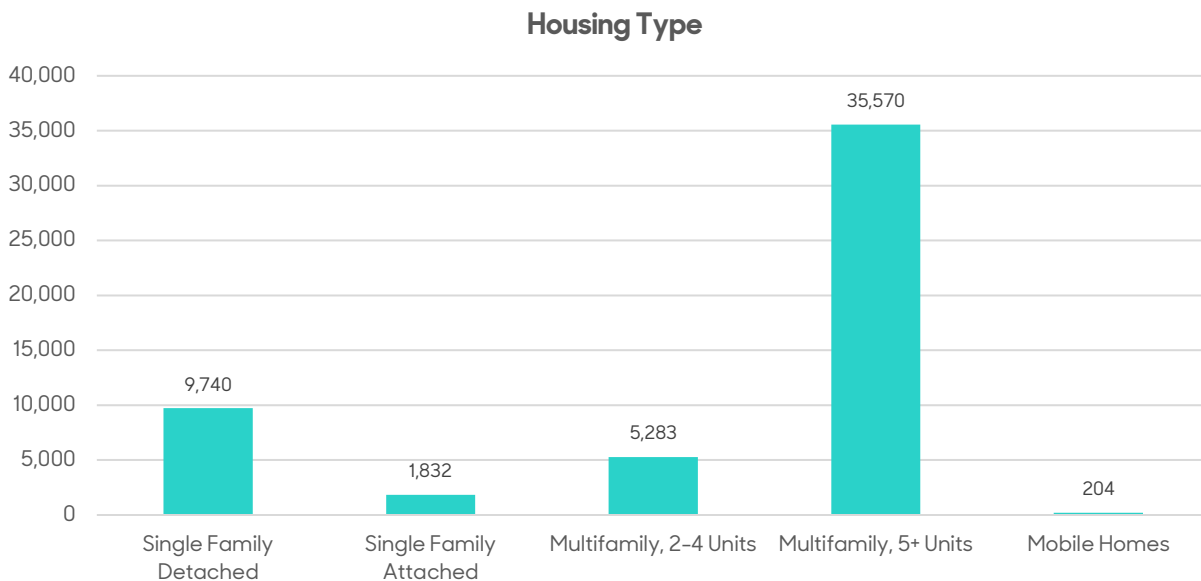
Figure B-13 Changes in Housing Stock



1. Housing Type

In 2020, Santa Monica's housing stock consists of approximately 52,629 total units, 11,572 of which are single unit and 40,853 of which are multi-unit (Figure B-14).

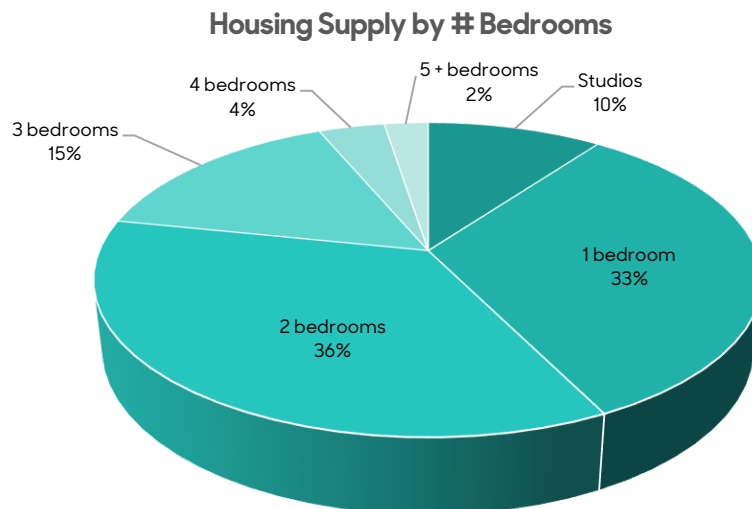
Figure B-14 Housing Type



2. Housing Size

As a City with mostly multi-unit housing, it is not surprising that one- and two-bedroom units make up 33% and 36% of the housing supply respectively, as shown in Figure B-15. Larger sized units generally consist of single unit dwellings located in the City's R1 (single-unit dwelling) zones.

Figure B-15 Housing Supply by # of Bedrooms



3. Age and Condition

The age and condition of the housing stock in a community is an important indicator of need. Housing units deteriorate over time if they are not maintained, discouraging reinvestment, depressing neighborhood property values, and eventually impacting the quality of life in the community. Maintenance of existing housing units is especially important in Santa Monica, given the older age of the community's housing stock. Accurate assessment of housing conditions can provide the basis for developing appropriate policies and programs to maintain the quality of life within the city.

a. Age

Most residential structures begin to show signs of deterioration as they approach 30 years, and often begin to require rehabilitation work to their major components, such as roofing, siding, plumbing, and electrical systems. As shown in Figure B-17, the 2019 ACS data show that almost 85% of housing in Santa Monica is more than 30 years old (*i.e.*, built before 1990). This is much higher than the 68% measured in 2000, because Santa Monica experienced a major multi-unit construction boom in the 1970s.

Figure B-16 Age of Housing Stock

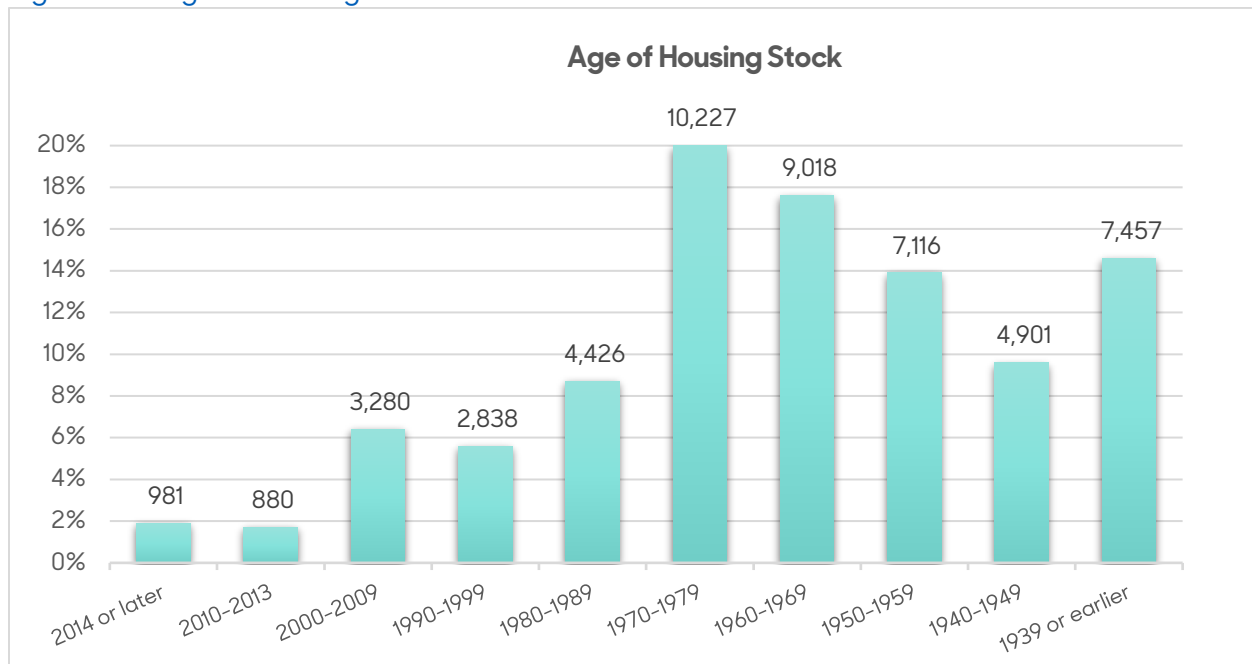


Figure B-17 Age of Housing Stock

Year Built	# Units	% Share
1939 or Earlier	7,457	14.6%
1940-1949	4,901	9.6%
1950-1959	7,116	13.9%
1960-1969	9,018	17.6%
1970-1979	10,227	20%
1980-1989	4,426	8.7%
1990-1999	2,838	5.6%
2000-2009	3,280	6.4%
2010-2013	880	1.7%
2014 or later	981	1.9%
Total	51,124	100.0%

Source: American Community Survey 5-Year Estimates, 2019

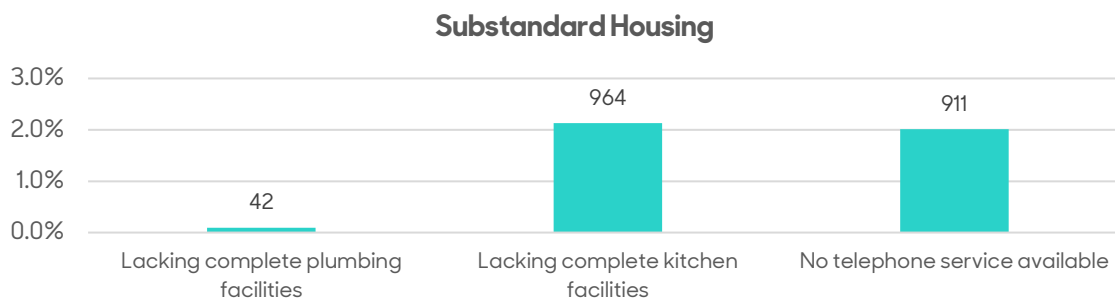
b. Substandard Housing

The age of a structure does not necessarily equate to substandard conditions, however. Over time, building owners may have performed improvements as necessary to keep the unit in competitive market. Furthermore, many units may have been rehabilitated following the 1994 Northridge Earthquake, which resulted in many buildings being damaged. Another tool to

evaluate the condition of housing is through review of Code Enforcement cases regarding violations of the city's as well as building and safety codes. Since 2015, the City has opened 222 Code violations related to substandard housing conditions.

The ACS also tracks the number of units that are in substandard conditions, which are defined as units lacking plumbing, full kitchen, or without telephone service. As shown in Figure B-18, of the City's total units, approximately 1900 of these units qualify as units with substandard conditions (42 lacking complete plumbing, 964 lacking full kitchen and 911 units without telephone service).

Figure B-18 Substandard Housing Units



4. Rent Control Units

The Rent Control Law was adopted by Santa Monica voters on April 10, 1979. The law covered all rental units in existence at that time (including mobile homes and mobile home spaces) and required owners to roll back rents to April 10, 1978, levels and register the rents and amenities in effect on that date. The law also included provisions regarding just cause evictions, removal of controlled units and ensuring that landlords would receive a fair return. Subsequent to the City's Rent Control Law, the Costa-Hawkins Act (California State Law) was passed in 1995 which mandated changes to local rent control laws across the state. Between October 1, 1995, and December 31, 1998, rent increases of up to 15% were permitted two times for each unit for qualifying new tenants following a voluntary vacancy or eviction for failure to pay rent. As of January 1, 1999, landlords have been able to increase the rent to market rate following a vacancy.

Rent controlled units are subject to maximum annual rent increases authorized by the Rent Control Board, and as such, are valuable assets to the City's housing market. These rent control units account for slightly more than one-half of all housing in Santa Monica and just over two-thirds of multi-unit housing. The number of rent controlled units have decreased over time as a result of temporary use exemptions (for example, owner-occupancy exemptions on properties of three-or-fewer units, removal permits, or units being withdrawn from the rental housing market pursuant to the Ellis Act). As of December 31, 2020, there were 27,429 units under rent control in the City. Location of rent controlled units are shown in Map B-6. However, after 22 years of vacancy decontrol, only 24% of these units (6,553 units) remain occupied by long-term

renters as shown in Figure B-19. The remaining 73% of these controlled units have been rented at market-rate at least once.

Figure B-19 Rent Controlled Units

	# of Rent Controlled Units 2020
Market-Rate	19,936
Long-Term	6,553
Housing Choice/Sec 8	618
Restricted	158
\$0 MAR (maximum allowable rent)	164
Total	27,429
<p>Source: City of Santa Monica Rent Control Annual Report 2021</p> <p>Definitions:</p> <ul style="list-style-type: none"> • <i>Market-Rate</i> – Unit that has been rented at market-rate at least once since January 1, 1999 • <i>Long-Term</i> – Unit with tenant that moved into the unit before January 1, 1999 • <i>Housing Choice/Sec 8</i> – Housing Choice program units, also known as Section 8 unit • <i>\$0 MAR</i> – Units with no registered rental history. These units are presumed to be owner- or relative-occupied or are not used for a residential rental purpose • <i>Restricted</i> – Unit do not qualify to be rented at initial market-rate levels due to various restrictions. Per Costa-Hawkins, rent levels are restricted for new tenancies following an owner's occupancy of a unit if a previous tenant was evicted so the owner could move in. Initial rent levels are also restricted for units: subject to deed restrictions for affordability; or without standing serious uncorrected building code violations; or being re-rented within five years of being withdrawn from the rental market under the Ellis Act. 	

Map B-6 Rent Controlled Units



5. Vacancy Rate

The vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 5% to 6% for rental housing and 1% to 2% for ownership housing are generally considered optimum, where there is balance between housing supply and demand. A higher vacancy rate may indicate an excess supply of units and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices. The City has particularly low vacancy rates. In 2019, the City had 5,815 vacant units, with the homeowner vacancy rate at 2.2% and rental vacancy rate at 2.5% as shown in Figure B-20. As shown in Figure B-21, of the total vacant units, 20% of them are held for seasonal, occasional, or recreational uses. The City of Santa Monica prohibits short-term vacation rentals of less than 30 days. Therefore, it is likely that these units are held by owners as seasonal second homes for recreational or vacation purposes. Over half of the vacant units are classified as "other vacant". Common reasons a housing unit is labeled "other vacant" is that no one lives in the unit and the owner: 1) does not want to rent or sell 2) is using the unit for storage; 3) is elderly and living in a nursing home or with family members. Other reasons the unit is classified as "other vacant" is that the unit is being held for settlement of an estate, is being repaired or renovated, is abandoned or will be demolished, or is being foreclosed.

Figure B-20 Occupied and Vacant Units

Total housing units	
Occupied housing units	45,309
Vacant housing units	5,815
Homeowner vacancy rate	2.2%
Rental vacancy rate	2.5%
Source: American Communities Survey 5-Year 2019 Estimates	

Figure B-21 Vacant Units by Type, 2019

Vacant Units by Type	Number and % of Total Vacant	
For rent	823	14.2%
Rented, not occupied	344	5.9%
For sale	302	5.2%
Sold, not occupied	159	2.7%
Seasonal, Occasional, Recreational Use	1,174	20.2%
For migrant workers	0	0.0%
Other vacant	3,013	51.8%
Total	5,815	
Source: American Communities Survey 5-Year 2019 Estimates		

C. HOUSEHOLD CHARACTERISTICS

A household is different from the number of housing units which counts both occupied and vacant units. A household is defined by the U.S. Census as a group of people who share and occupy a housing unit. Household type, income level, and the presence of special needs populations are all factors that affect a community's housing needs. Based on the ACS 2019 estimates, there were approximately 45,309 households in the City, as shown in Figure B-22.

Figure B-22 Households 1970-2019

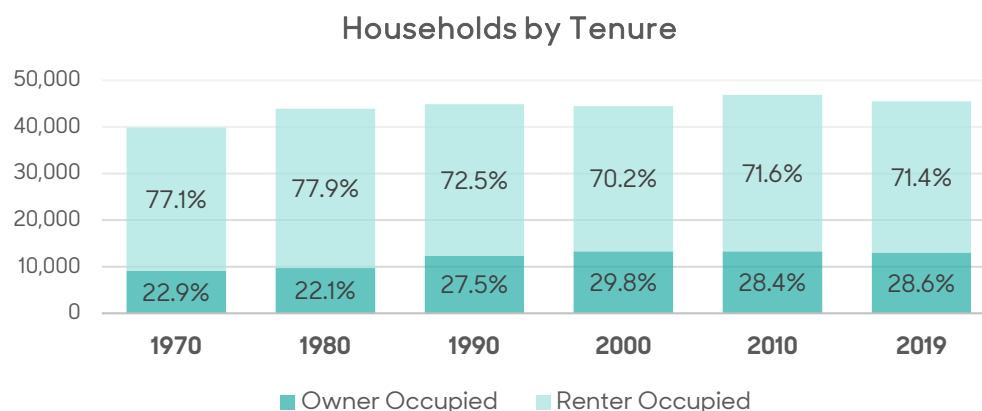
	Households	Owner	%	Renter	%	Household Size
1970	39,904	9,119	22.9%	30,785	77.1%	-
1980	43,912	9,718	22.1%	34,194	77.9%	-
1990	44,860	12,340	27.5%	32,520	72.5%	1.88
2000	44,497	13,277	29.8%	31,220	70.2%	1.83
2010	46,917	13,315	28.4%	33,602	71.6%	1.87
2019	45,309	13,138	29.0%	32,171	71.0%	1.88

Source: Census and American Communities Survey 5-Year 2019 Estimates

1. Household Tenure (Rental vs Owner)

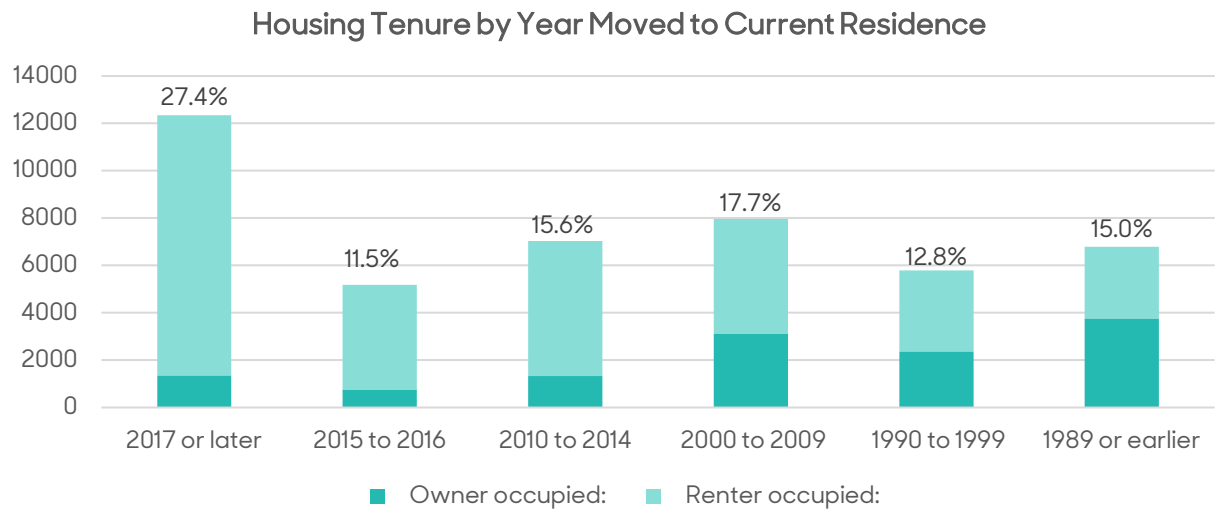
The City's residential population is comprised primarily of renters. The proportion of owner-occupied households in 1970 and 1980 stayed relatively consistent at around 22% with renter households comprised 77% of the total households. In 1990, owner occupied households increased to 27.5%, and in 2000 increased to 29.8%. However, since that time, home ownership opportunities have become even more limited. In 2010, the proportion of owner-occupied households was at 28.4% (see Figure B-23). By 2019, renter households made up 71.4% of the total households while owner occupied households comprised only 28.6%. Renters may occupy any type of housing unit, including single-unit dwellings or units within multi-unit condominium or apartment buildings.

Figure B-23 Households by Tenure, 1970 - 2019



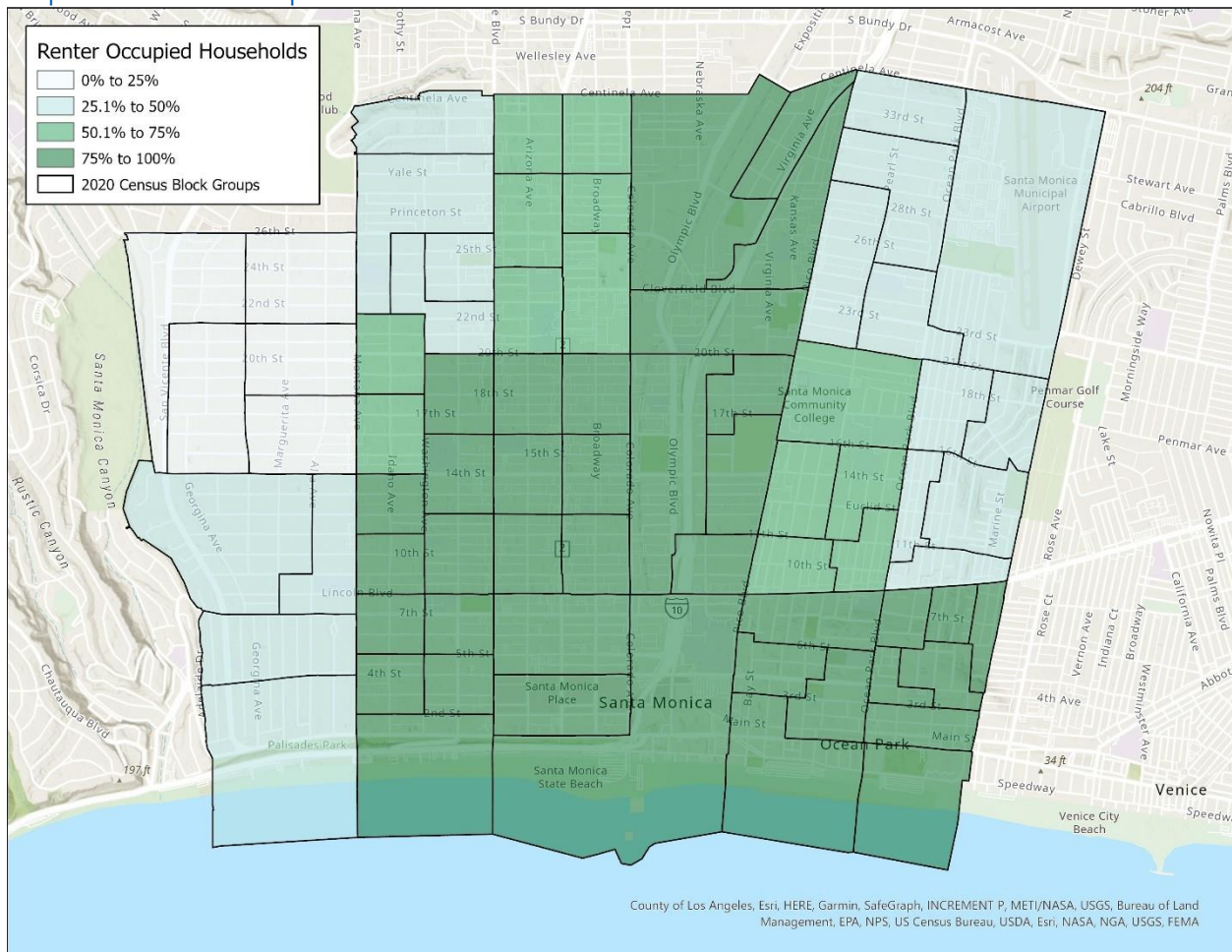
As shown in Figure B-24, the period during which most people started living in their current residence was 2017 and after (27.4%) followed by 2000–2009 (17.7%).

Figure B-24 Housing Tenure by Year Moved to Current Residence



The highest concentration of renter households is located downtown and east of Lincoln Boulevard along the Pico Boulevard Corridor and the highest concentration of owner-occupied households is located north of Montana Avenue and the eastern portion of the City north of Wilshire Boulevard, as well as certain census tracts in Sunset Park. Map B-7 shows the renter households by census tracts.

Map B-7 Renter Occupied Households



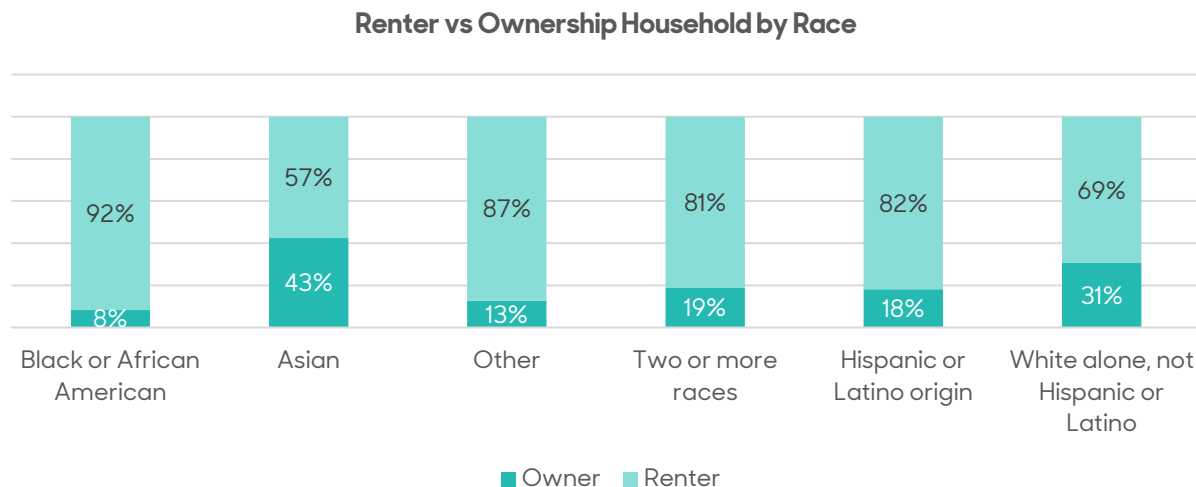
Racial disparity in home ownership is apparent in the City. Of the approximately 13,000 owner occupied units, the vast majority of these units (more than 10,00) are owned by White householders and less than 1,000 of the City's housing units are owned by Black and Hispanic/Latino householders. Figure B-25 shows housing tenure by race. Black and Hispanic/Latino Households are less likely to own a home in the City than Whites and Asians. Home ownership rates for Blacks/African American households in the City is at 8%, approximately 23 percentage points behind White households (see Figure B-26).

Figure B-25 Tenure by Race of Householder

Race	Owner Occupied Units	Renter Occupied Units
White alone, not Hispanic or Latino	10,032	22,830
Asian	1,789	2,420
Hispanic or Latino origin	930	4,173
Black or African American	134	1,475
Native Hawaiian and Other Pacific Islander	17	30
Two or more races	341	1,483
Other	125	855
Some other race	73	727
American Indian and Alaska Native	35	98

Source: American Community Survey, 5-Year 2019 Estimates

Figure B-26 Renter vs Ownership by Race



2. Household Composition, Familial Status, and Household Size

Families are a subset of households and include persons living together who are related through blood, marriage, or adoption. Non-family households are unrelated individuals living together, such as roommates. A non-family household may contain only one person -- the householder -- or additional persons who are not relatives of the householder. Figure B-27 indicates that since 2000, the number of family households have been consistently increasing. In 2019, there were 18,887 family households representing 40.7% of the total number of households.

Figure B-27 Household Composition

Type of Household	1990		2000		2010		2019	
	#	%	#	%	#	%	#	%
2+ Persons								
Family Households:	18,124	40.4%	16,783	37.7%	17,929	38.2%	18,887	40.7%
- <i>with children <18 yrs</i>							<i>7,750</i>	
Married Couple Family	13,246	29.5	12,216	27.5	13,092	27.9	14,848	31.1
- <i>with children <18 yrs</i>	4,883	10.9	4,842	10.9	5,184	11.0	5,716	12.6
- <i>with no children <18 yrs</i>	8,363	18.6	7,374	16.6	7,908	16.9	9,132	20.2
Other Families	4,878	10.9	4,567	10.3	4,837	10.3	4,039	9.60
Male householder (no wife)	1,336	3.0	1,249	2.8	1,327	2.8	1,527	3.0
- <i>with children <18 yrs</i>	483	1.1	480	1.1	526	1.1	<i>552</i>	
- <i>with no children <18 yrs</i>	853	1.9	769	1.7	801	1.7		
Female householder (no husband)	3,542	7.9	3,318	7.5	3,510	7.5	2,512	6.6
- <i>with children <18 yrs</i>	1,718	3.8	1,723	3.6	1,700	3.6	<i>1199</i>	
- <i>with no children <18 yrs</i>	1,824	4.1	1,595	3.6	1,810	3.9		
Non-family Households:	26,766	59.6%	27,714	62.3%	28,988	61.8%	26,422	59.3%
1 Person	22,247	49.6	22,786	51.2	22,716	48.4	21,201	46.9
2 + Person	4,519	10.0	4,928	11.1	6,272	13.4	5,221	12.4
Total Households	44,860		44,497		46,917		45,309	
Total Household Population	86,905	n/a	84,084	n/a	89,736	n/a	91,577	
Average Household Size	1.88	n/a	1.83	n/a	1.87	n/a	1.99	
Source: 1990, 2000, and 2010 U. S. Census. American Communities Survey 2019 5 Year estimates								

3. Overcrowding

A housing unit that is occupied by more than one person per room (excluding kitchens, bathrooms, hallways and porches) is defined by U.S. Department of Housing and Urban Development (HUD) as being overcrowded. A housing unit with more than 1.5 persons per room is defined as severely overcrowded. Although a 2007 HUD Study (US HUD, Measuring Overcrowding in Housing, 2007) concluded that these standards often over-estimate overcrowding when not considered together with other factors such as square feet/dwelling, this is still the standard that is reported by the Census and ACS.

The relatively high cost of housing likely leads to more overcrowding, if the cost either forces a household to double up with another household or live in a smaller housing unit to be able to afford food and other basic needs. Overcrowding can also occur if a community lacks housing units of adequate size to meet the need of large households.

In 2019, 185 owner occupied households and 1,360 renter occupied households were determined to be overcrowded for a total of 1,545 households (3.2% of total households). Of these numbers, 42 owner occupied households and 689 renter occupied households were severely overcrowded (see Figure B-29). The number of overcrowded households represents an increase from 2010, when 941 total households, or 2.1% of all households in Santa Monica were considered overcrowded (Figure B-28). Overcrowding rates in Santa Monica vary considerably by tenure (i.e., rental vs ownership). Approximately 4.2% of renter households within Santa Monica were overcrowded in 2019, compared to 1.4% of owner households. Additionally, overcrowding rates tend to be higher for households of color (see Figure B-30)

Figure B-28 Overcrowded Units

	2019	%	2010	%
Owners				
Overcrowding	143	1.1%	81	0.6%
Severe Overcrowding	42	0.3%	13	0.1%
Renters				
Overcrowding	671	2.1%	860	2.6%
Severe Overcrowding	689	2.1%	529	1.6%
<i>Total Overcrowding</i>	<i>1,545</i>		<i>941</i>	<i>2.1%</i>
<i>Source: American Community Survey 2019 5-Year Estimates</i> <i>Note: Severe overcrowding is a subset of overcrowding</i>				

Figure B-29 Overcrowded Units

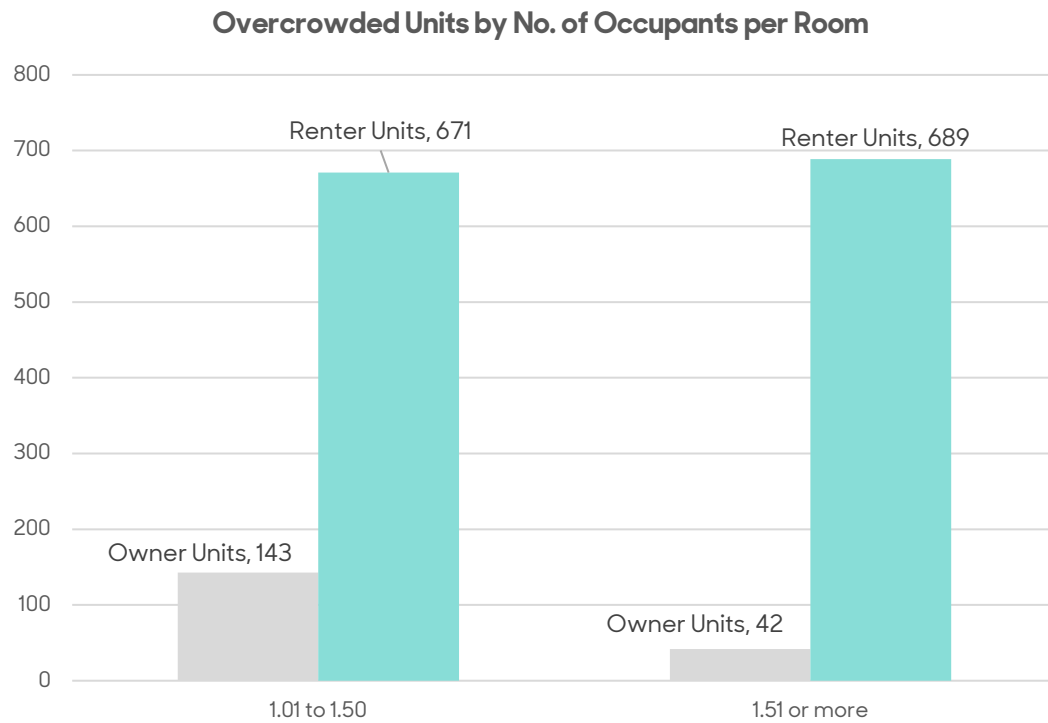
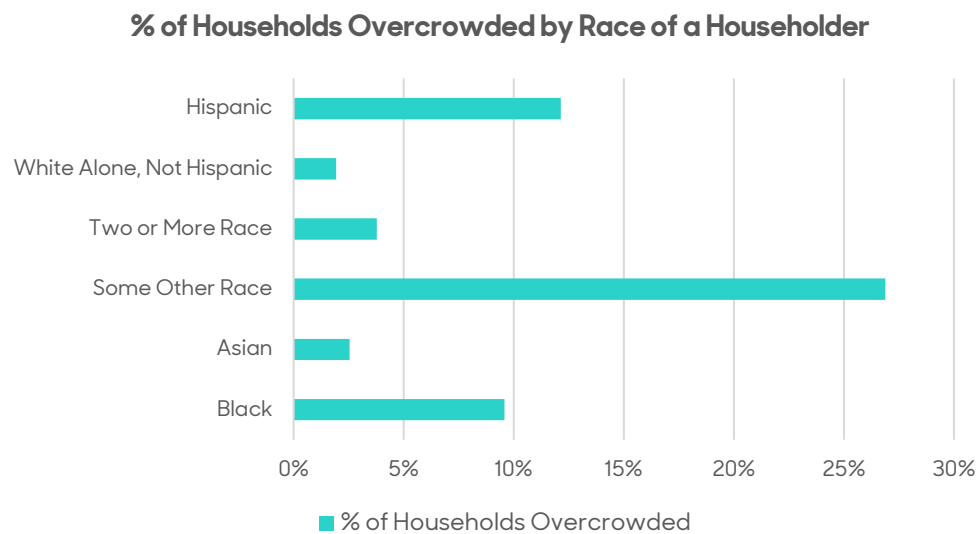


Figure B-30 Percent of Households Overcrowded by Race



4. Household Income

Household income is the strongest factor influencing housing choice. The disparity in household income levels is very apparent for race, gender, and household type.

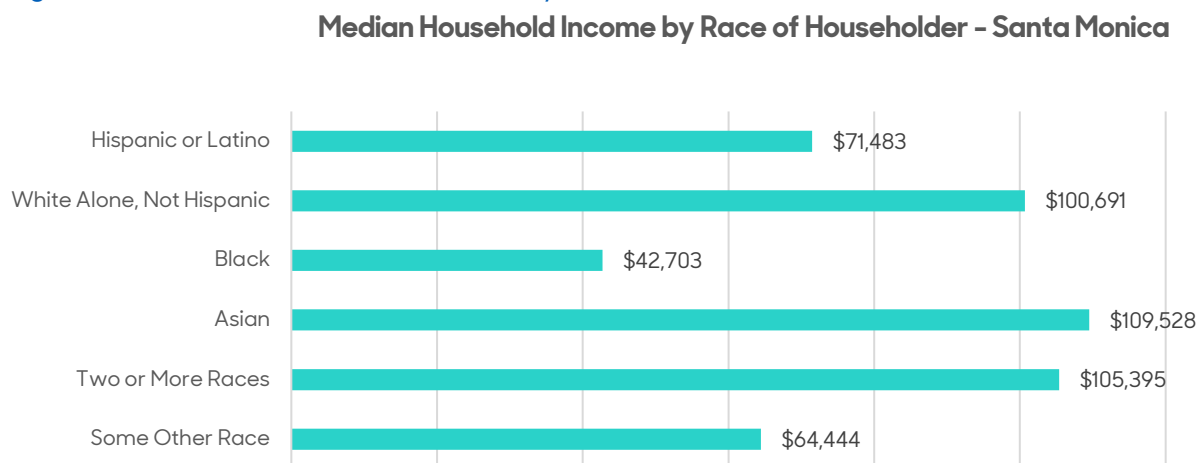
According to the Census and ACS, Santa Monica's median household income was \$96,570 in 2019 (Figure B-31), which is higher than the Los Angeles County median of \$68,044. Median family incomes in Santa Monica exceeded nonfamily households, but both were higher than the medians in Los Angeles County and the state. When looking at race of householders, income levels in 2019 varied considerably, with the lowest median income being earned by Black/African American householders (\$42,703) (Figure B-32).

Figure B-31 – 2000, 2010, 2019 Median Income Data for Santa Monica, Los Angeles County, and California

Area	Median Household Income			Median Family Income			Median Nonfamily Household Income		
	2000	2010	2019	2000	2010	2019	2000	2010	2019
Santa Monica	\$50,714	\$68,842	\$96,570	\$75,989	\$103,601	\$131,845	\$40,820	\$54,612	\$74,368
LA County	\$42,189	\$55,476	\$68,044	\$46,452	\$61,622	\$76,673	\$30,917	\$40,208	\$46,751
California	\$47,493	\$60,883	\$75,235	\$53,025	\$69,322	\$85,837	\$32,024	\$40,588	\$48,507

Source: 2000 U.S. Census, and 2010 and 2019 American Community Survey 5-Year Estimates Table S1903

Figure B-32 Median Household Income by Race



a. Low Income Households

For planning and funding purposes, the State Department of Housing and Community Development (HCD) categorizes households into income groups based on the County area median income (AMI), which was \$77,300 in 2020. Accordingly, for a four-person household, these categories and their 2020 income thresholds are shown in Figure B-33.

Figure B-33 – Los Angeles County Income Categories and Thresholds, 2020

Income Category	2020 Income Threshold
Extremely Low – Up to 30% of County Area median income limit (below)	\$33,800
Very Low Income – 31% – 50% of County area median income	\$56,300
Low Income—51% – 80% of County area median income	\$90,100
Moderate Income—81% – 120% of County area median income	\$92,750
Above Moderate—above 120% of the County area median income	>\$92,750

Source: State of California, HCD Memorandum, State Income Limits for 2020 for 4-person household, April 30, 2020.

The City of Santa Monica uses the state and federal income limits and rents in its administration of the Affordable Housing Production Program (AHPP). The income categories that the City uses for the AHPP are described as follows:

- Extremely Low-Income Households: Extremely low-income households earn 30% or less of the County median.
- Very Low-Income Households: Very low-income households earn 50% or less of the County median.
- Low Income Households: Low-income households earn between 51% to 80% of the County's median family income.
- Moderate Income Households: Moderate-income households earn 81% to 120% of the County's median family income.

In 2017, 15.3% of the city's total households were Extremely Low Income (0% to 30% AMI), 8.8% were Very Low Income (31% to 50% AMI), 11.6% were Low Income (51% to 80% AMI), and 7.0% were Moderate Income (80% to 100% AMI). Approximately 57.2% of the households had incomes above the County AMI (Figure B-34).

Figure B-34 – Household Income by Housing Cost Burden and Household Type 2017

	Renter Occupied Households						Owner Occupied Households						Grand Total
Housing Cost Burden	Elderly	Large	Small	Other	Total	% of Total Households	Elderly	Large	Small	Other	Total	% of Total Households	
Extremely Low Income (0-30% AMI)	3,155	75	534	2,380	6,144	13.3%	555	0	170	255	980	2.1%	7,124
cost burden greater than 50%	1,985	75	415	1,725	4,200	9.1%	460	0	125	180	765	1.7%	4,965
cost burden 31%-50%	675	0	100	80	855	1.8%	45	0	0	15	60	0.1%	915
cost burden is ≥30%	410	0	15	170	595	1.3%	0	0	25	25	50	0.1%	645
cost burden not computed*	85	0	4	405	494	1.1%	50	0	20	35	105	0.2%	599
Very Low Income (31-50% AMI)	895	200	770	1,450	3,315	7.2%	550	10	120	94	774	1.7%	4,089
cost burden is greater than 50%	425	70	265	1,115	1,875	4.0%	285	10	55	90	440	0.9%	2,315
cost burden 31%-50%	300	95	315	225	935	2.0%	100	0	10	4	114	0.2%	1,049
cost burden is ≥30%	170	35	190	110	505	1.1%	165	0	55	0	220	0.5%	725
cost burden not computed*	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0
Low Income (51-80% AMI)	1,060	50	950	2,150	4,210	9.1%	630	0	300	245	1,175	2.5%	5,385
cost burden is greater than 50%	220	0	190	780	1,190	2.6%	190	0	210	130	530	1.1%	1,720
cost burden 31%-50%	405	0	295	980	1,680	3.6%	125	0	0	65	190	0.4%	1,870
cost burden is ≥30%	435	50	465	390	1,340	2.9%	315	0	90	50	455	1.0%	1,795
cost burden not computed*	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0
Moderate Income (81-120% AMI)	420	60	715	1,490	2,685	5.8%	260	15	170	130	575	1.2%	3,260
cost burden is greater than 50%	60	0	25	70	155	0.3%	65	0	75	40	180	0.4%	335
cost burden 31%-50%	110	0	415	1,015	1,540	3.3%	70	15	45	10	140	0.3%	1,680
cost burden is ≥30%	250	60	275	405	990	2.1%	125	0	50	80	255	0.6%	1,245
cost burden not computed *	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0
Upper Income (121+% AMI)	1,825	250	4,815	10,240	17,130	37.0%	2,985	555	4,110	1,715	9,365	20.2%	26,495
cost burden is greater than 50%	15	0	30	90	135	0.3%	230	70	310	45	655	1.4%	790
cost burden 31%-50%	285	30	435	1,330	2,080	4.5%	180	20	775	395	1,370	3.0%	3,450
cost burden is ≥30%	1,525	220	4,350	8,820	14,915	32.2%	2,575	465	3,025	1,275	7,340	15.8%	22,255
cost burden not computed*	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0
Grand Total	7,355	635	7,784	17,710	33,484		4,980	580	4,870	2,439	12,869		46,353
Source: U.S. Housing and Urban Development (HUD)'s Comprehensive Housing Affordability Strategy (CHAS) Data, 2017. *Household has no/negative income so housing cost burden cannot be computed													

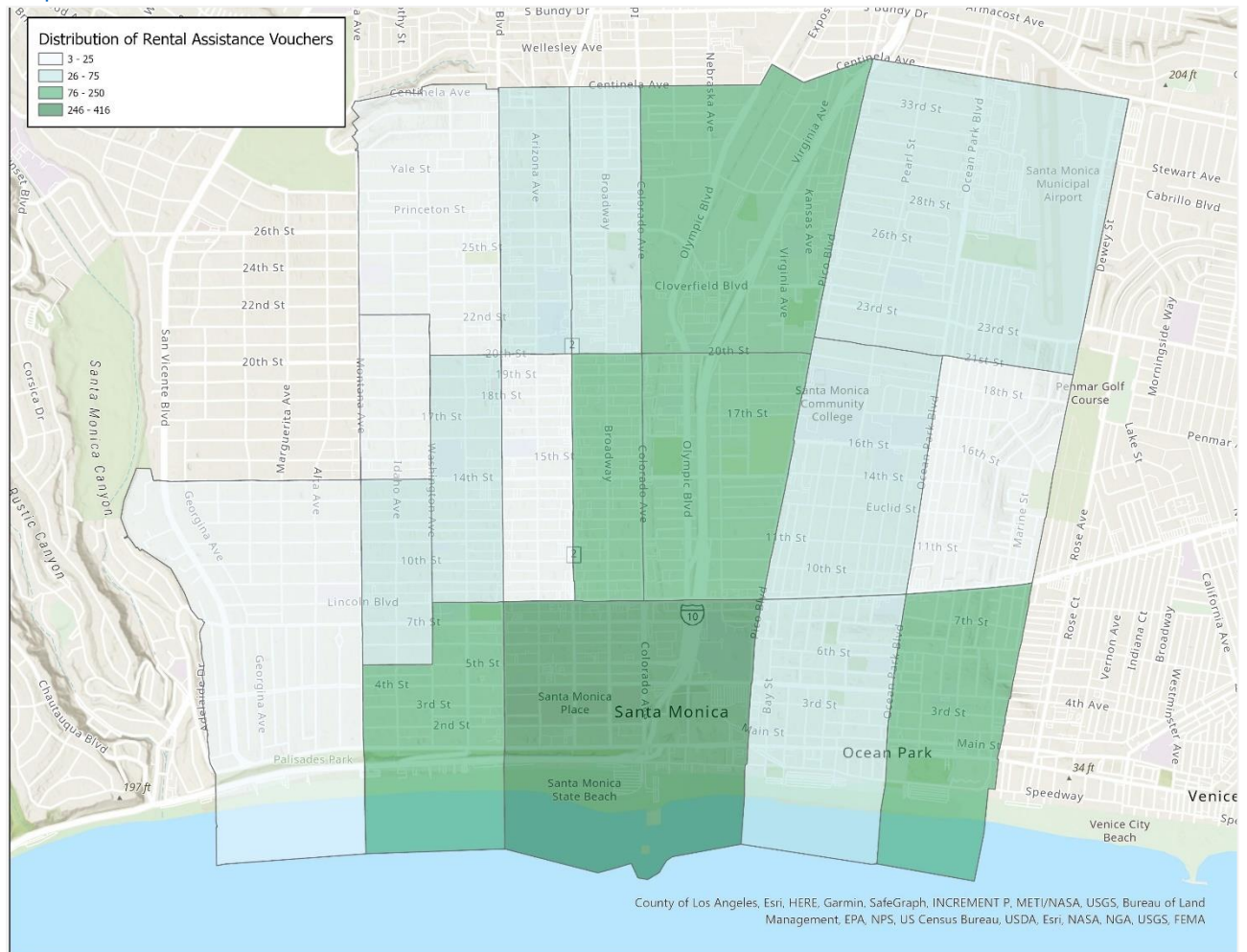
Income disparity by race group is apparent at the City level. Figure B-35 shows that households of colors are more likely to have lower income levels than White households. More than 60% of Black/African Households and 59.5% of Hispanic households make between 0 to 120% of AMI as compared to 40% for White households and 33.8% for Asian households.

Figure B-35 Income Levels by Race

Households	Total Households	Extremely Low (less than 30% AMI)	Very Low Incomes (30- 50% AMI)	Low Income (51-80% AMI)	Moderate (80- 120% AM)
White	33,400	14.6%	7.6%	10.7%	7.2%
Hispanic	5,705	20.7%	13.4%	18.0%	7.5%
Asian	4,245	15.1%	4.8%	9.1%	4.8%
Black/African American	1,508	12.7%	28.4%	15.7%	6.4%
Other	1,495	14.9%	9.9%	12.6%	8.6%
All Households	46,353	15.4%	8.8%	11.6%	7.0%
Source: U.S. Housing and Urban Development (HUD)'s Comprehensive Housing Affordability Strategy (CHAS) Data, 2017.					

Map B-8 shows Santa Monica's geographic distribution of where lower income households are assisted by approximately 1500 rental vouchers citywide. The distribution of rental vouchers is most heavily concentrated in the middle section of the City on both sides of the I-10 corridor and within the downtown area. Next in order of voucher utilization is the Ocean Park census tract located south of Ocean Park Boulevard and west of Lincoln and the census tract north of Wilshire and west of Lincoln.

Map B-8 Distribution of Rental Vouchers



D. SPECIAL NEEDS GROUPS

There are certain segments of the population that may have greater difficulty in finding decent, affordable housing due to special circumstances. State Housing Element law (Government Code Section 65583(a)(7)) requires "An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter..." State law also requires consideration of the needs of persons with developmental disabilities in the special needs analysis. Santa Monica includes in its population individuals from each of these "special needs" groups with the exception of farm workers. Santa Monica is highly urbanized and does not support an agricultural industry. Therefore, there is no housing need for farm workers. A discussion of all other groups is provided below.

1. Senior Citizens

The special housing needs of the older segment of the population (age 65 and older) are an important concern for the City of Santa Monica, due to the significant proportion of senior households in the community and since many retired persons are likely to be on fixed incomes. The needs of seniors can best be understood by breaking households into further categories, with those over 80 likely to have more special needs and requirements than those who are closer to 65. Those on the older end of the spectrum often require amenities and other housing features designed to allow greater access and mobility. Those with limited mobility typically need access to services (e.g., medical and shopping) public transit, and new home construction in mixed-use areas can serve seniors well if properly designed. The City's population has shifted upward in age as the Baby Boomers (born 1946-1964) cycle through, and the latest population show an increase in the percentage of seniors in the City.

As the population approaching their senior years desire to remain in their homes for as long as possible ("age in place"), facilities planning must consider not only senior homes but also how to adapt the homes in which seniors already live. To assist seniors as they age in place, the Disability Community Resource Center (DCRC) (formerly the Westside Center for Independent Living) provides home modifications and furnishes adaptive and safety equipment to low-income residents of Santa Monica with disabilities.

In 2019, there were 16,164 residents over the age of 65 in Santa Monica, representing 15% of the total population. These seniors live in 12,164 households, of which 11,355 were headed by people over 65 years (Figure B-36).

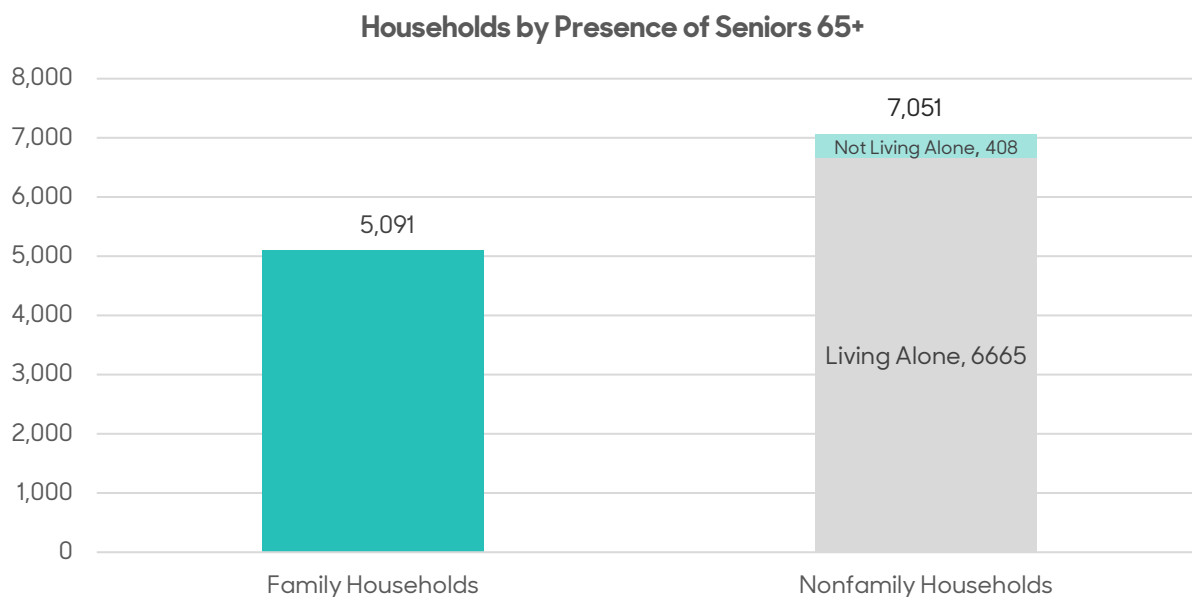
Approximately 58% of these senior-headed households were renters and the remaining 42% owned their own homes. While many today continue to work beyond age 65, the growing retired segment of the population generally have fixed incomes (Social Security, pension, etc.), making it difficult to afford increases in rent or major home repairs.

Figure B-36 Households by Presence of Seniors 65+ Years

	Households
1 person household	6,665
2 person household	5,499
Family	5,091
Nonfamily	408
Total	12,164
Senior Headed Households	11,355
Renter	6,478
Owner	4,877

Source: American Communities Survey 5-Year 2019 Estimates

Figure B-37 Households by Presence of Seniors 65+



2. Large Households

Large households, defined as households with five or more members, require larger units that are generally more expensive. This often results in large households residing in smaller, less expensive units or doubling up with another family or other persons to save on housing costs, both of which result in unit overcrowding. Lower income large households are limited by lack of availability of adequately sized affordable housing units. In 2019, there were 1,384 large person households in the City as shown in Figure B-38. The vast majority of the households in the City are 1 person households and the second most commonly occurring household size are 2 person households. This data on household size is consistent with the City's housing unit mix which are comprised mostly of one- and two-bedroom units.

Figure B-38 Tenure by Number of Persons per Household

	Tenure	
	Owner occupied	Renter occupied
1-person household	4132	17069
2-person household	4749	9129
3-person household	2053	3485
4-person household	1551	1757
5-person household	541	534
6-person household	96	176
7-or-more person household	16	21
Large Households (5 or more)	1,384	
Total Households	45,309	

Source: American Communities Survey 5-Year 2019 Estimates

3. Single Parent Households

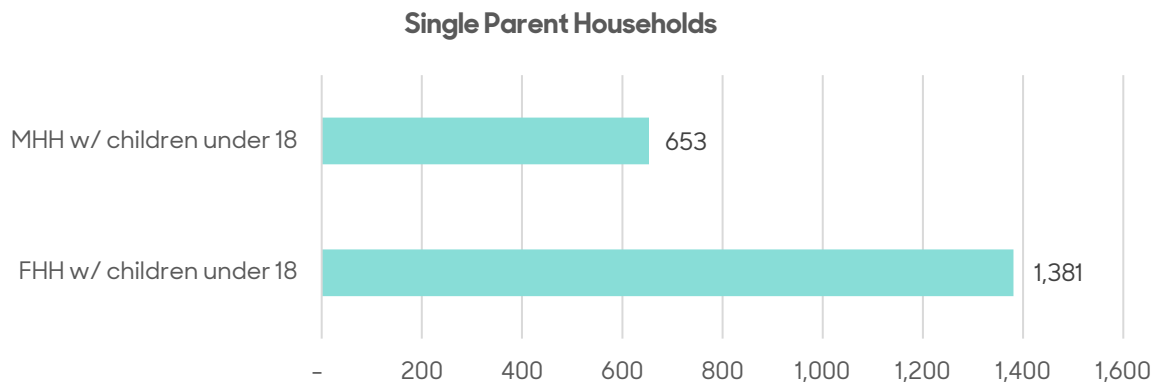
Single-parent households, especially female-headed households (FHH), are statistically characterized by lower incomes and a greater need for affordable housing. Single-parent households are particularly in need of support through services such as accessible childcare, proximity to transit, and health care. The relatively low incomes earned by single-parent households, combined with the need for supportive services, can severely limit the housing options available to them. In 2019, there were 2,034 single-parent households with children under the age of 18 years, comprising 4.5% of households in the city (see Figure B-39). Of these 653 were headed by men (male-headed households - MHH) and 1,381 by women (see Figure B-40).

Figure B-39 Single Parent Family Households

Household Type	#
Total FHH, no spouse present	2,512
W/ children under 18	1,381
No children under 18	1,131
Total MHH no spouse present:	1,527
W/ children under 18	653
No children under 18	874
Total Single Parent	2,034 (4.5%)

Source: American Communities Survey 5-Year 2019 Estimates
FHH - female headed households
MHH - male headed households

Figure B-40 Single Parent Households



4. Persons with Disabilities

Persons with a disability often have special housing requirements due to the need for accessibility, typically fixed and lower incomes and higher health care costs associated with their disabilities. A "disability" is defined as a long-lasting physical, mental, or emotional condition. This can include those with vision, hearing, ambulatory, cognitive, self-care, and independent living disabilities. In Santa Monica, 8,841 people have at least one disability.

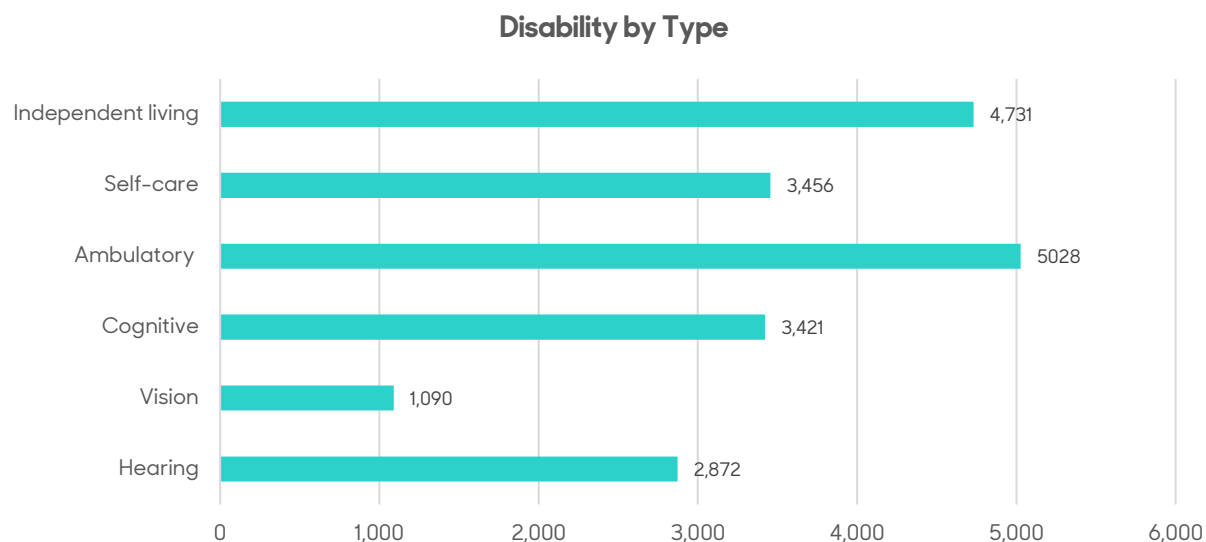
Figure B-41 Persons with at least One Disability

Age	With a Disability	%
<u>Under 5 years</u>	<u>0</u>	<u>0.0%</u>
<u>5 to 17 years</u>	<u>393</u>	<u>4.8%</u>
<u>18 to 34 years</u>	<u>466</u>	<u>2.2%</u>
<u>35 to 64 years</u>	<u>1,590</u>	<u>4.4%</u>
<u>65 to 74 years</u>	<u>2,130</u>	<u>22.0%</u>
<u>75 years and over</u>	<u>4,262</u>	<u>44.0%</u>
<u>Total</u>	<u>8,841</u>	

Source: American Communities Survey 5-Year 2019 Estimates

The most commonly occurring disability ~~amongst seniors 65 and older~~ was an ambulatory disability, experienced by 5,028 persons of which 4,005 are seniors (or 31% of the 65+ senior population). Figure B-~~41~~42 shows the number of persons with disabilities by disability type.

Figure B-4142 Number of Persons with Disability, by Type in 2019



a. Developmentally Disabled

According to Section 4512 of the state Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include intellectual disorder, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation, or mental illness or to require treatments for individuals with an intellectual disorder but shall not include other handicapping conditions that are solely physical in nature. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Disability Community Resource Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The Disability Community Resource Center (formerly the Westside Regional Center) is charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, including Santa Monica's disabled population. As presented in Figure B-4243, in 2021 so far, the Westside Regional Center reported serving 37 persons with developmental disabilities within Santa Monica's five zip codes.

Figure B-42-43 Residents with Development Disability by Age

Zip Code	0-14 yrs	15-22 yrs	23-54 yrs	55-65 yrs	65+ yrs	Total
90401	1	0	5	1	2	9
90402	0	0	1	0	0	1
90403	0	0	2	1	2	5
90404	0	0	7	1	3	11
90405	0	0	6	3	2	11
Total	1	0	21	6	9	37

Source: Disability Community Resource Center, April 2021

5. Housing for Persons with a Disability

Incorporating 'barrier-free' design in all new, multi-unit housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents living with a disability. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. In order to assist in meeting the housing needs for persons with disabilities, the City will continue to fund programs through its community partners, coordinate housing activities and outreach with the Regional Center, and comply with State and Federal fair housing.

There are a number of housing types and programs appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed group or family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, and Housing and Urban Development (HUD) housing. The design of housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. As permitted by law, the City will encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities. Additionally, as opportunities arise, the City will pursue funding sources designated for persons with special needs and disabilities.

6. Homeless Persons

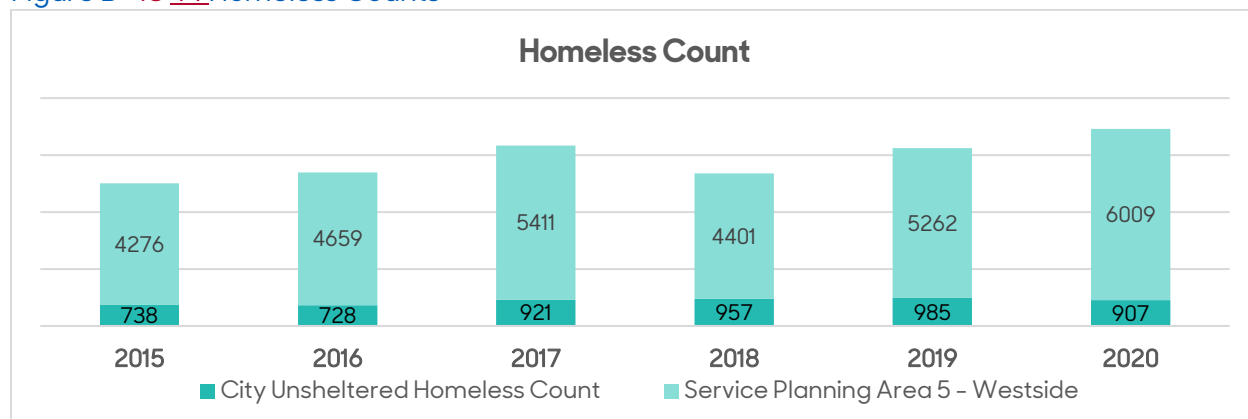
Despite having a successful economy prior to the COVID-19 pandemic, the State has seen a steady rise in homelessness in the past decade. While mental health issues, addiction, trauma, criminal justice history, and poverty all are contributing factors to homelessness, the cost of housing is the most important reason why someone can become homeless. Driven by a lack of adequate supportive housing options and affordable housing, homelessness has become one of the most visible indicators of the State's housing crisis. In Los Angeles County and the City, it is a common sight to see people living on the streets, in shelters, or in their cars.

a. Point in Time Counts

Beginning in 2010 and up until 2020, City staff and volunteers had conducted annual point-in-time counts to approximate the number of homeless individuals sleeping outside within the City borders, along with a count of shelter use that same night. The latest count took place on the night of January 22, 2020 with more than 350 volunteers covering the City (see Figure B-43-44). A total of 907 individuals were counted on the streets, in cars and encampments, and in shelters and institutions within the City. Due to COVID-19 restrictions, the 2021 count was canceled by the Los Angeles Homeless Services Authority. While the last count in 2020 showed positive results including an 8% decrease in Santa Monica compared to a 13% increase countywide, COVID-19 has exacerbated Los Angeles County's twin crises of housing and homelessness, and stymied interventions due to limited shelter capacity and an overburdened court system.

On an annual basis, the City supports agencies that provide supportive services, emergency shelter, and transitional and permanent supportive housing beds to Santa Monica's priority homeless populations.

Figure B-43-44 Homeless Counts



7. Inventory of Facilities and Services for Homeless Persons in Santa Monica

Facilities in the City for persons experiencing homelessness or at risk of homelessness currently include 95 beds for homeless persons in emergency shelters, 321 beds in transitional housing, and 458 permanent supportive units. There are 64 permanent beds currently in development. Figure B-44-45 lists these City facilities and their capacity. Homeless service programs offered in Santa Monica are described in Chapter 5.

Figure B-44-45 Short-Term and Permanent Housing Capacity for Homeless Persons in Santa Monica

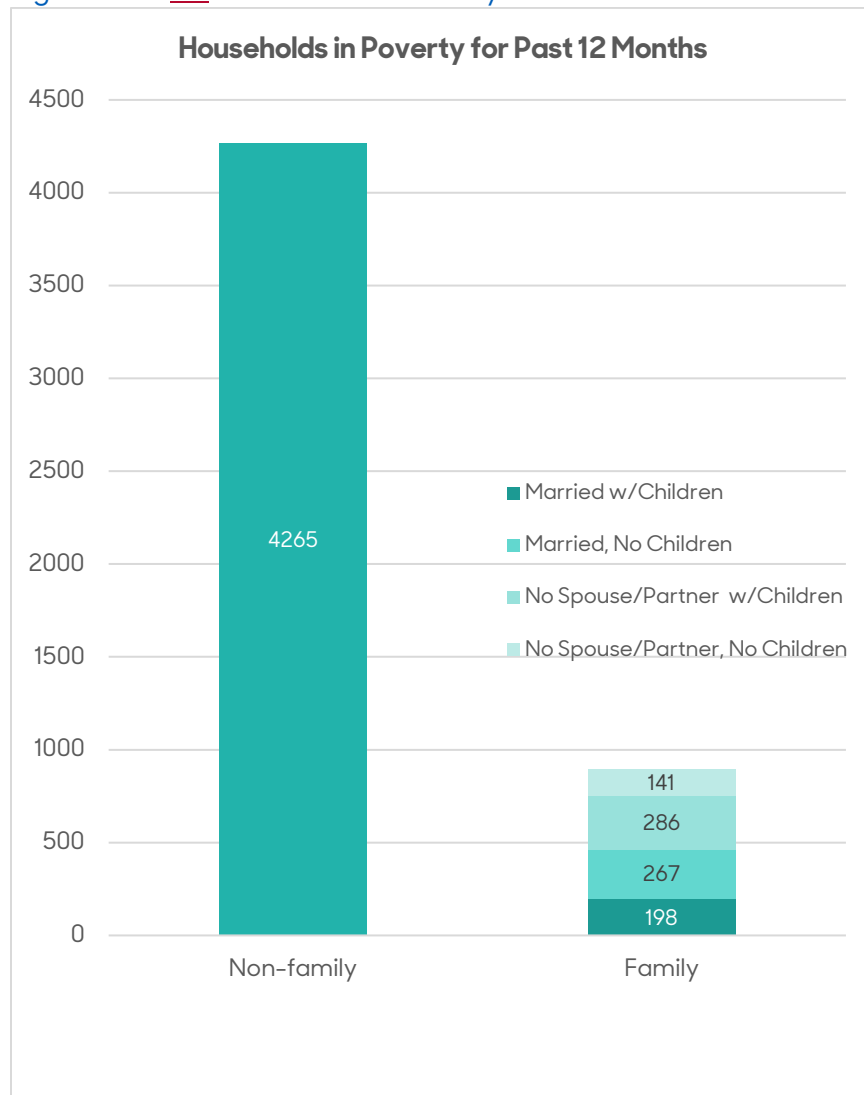
Shelter, Rehabilitation, and Transitional Housing Programs	Emergency Beds	Transitional Beds	Permanent Housing Units
The People Concern (SAMOSHEL, Turning Point, Cloverfield - Daybreak & Safe Haven, Sojourn)	95	85	

CLARE/Matrix	–	116	–
Upward Bound House	–	65	–
Salvation Army Adult Recovery Center	–	55	–
Step Up on 2nd (Step Up on 2nd, Step Up on 5th, and Daniel's Village)YWCA	–	–	134
Santa Monica Housing Authority (shelter + care vouchers, HOME, Serial Inebriate Program, RDA)	–	–	324
Total	95	321	458
<i>In Development</i>			
1413 Michigan Avenue	–	–	58
1342 Berkeley Street	–	–	8
Total	–	–	64
<i>Source: Los Angeles Homeless Services Authority (LAHSA) 2020 Housing Inventory Count (HIC) and 2020 Santa Monica Homeless Count</i>			

8. Households in Poverty

California has one of the highest poverty rates in the nation due in large part to the high cost of living. Households in poverty are at the greatest risk to homelessness as they are just at the edge of losing their home. Households in poverty are very vulnerable to the slightest increase in home costs or decrease in wages. The figure below shows that 5,157 households (4,265 non-family households and 892 family households) are living in poverty in the City. This represents 11% of the City's total households. Most households in poverty are located in the 90405 zip code. Black and Hispanic/Latino families are more likely to be living in poverty more than any other race group – 11.7% of Black families are living in poverty compared to just 3.4% of White families. These figures are likely to be higher as a result of the Covid-19 pandemic.

Figure B-45-46 Households in Poverty

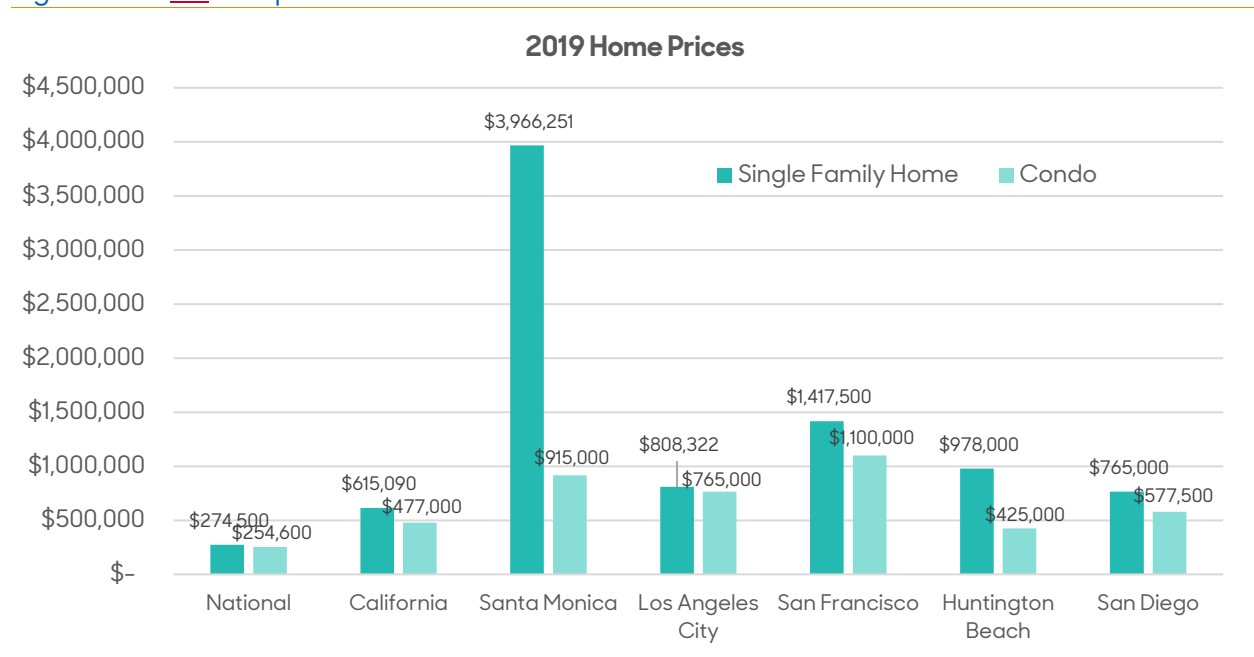


E. HOUSING COSTS

1. Housing Sales Prices

While it is widely recognized that housing costs in the State are the highest in the nation, the City of Santa Monica ranks as one of the most expensive places to live. Pre-COVID-19, the median price of a single-family home in 2019 was almost \$4 million, more than five times the national median cost. With the surge in home sales and home prices since the pandemic, home purchase prices have increased by approximately 9% in the Los Angeles region. While condominiums offer an easier pathway to ownership – the median condo cost is still approximately \$1 million. Figure B-46 shows the median price of single-unit dwellings and condos for Santa Monica compared to other cities, and the national and state medians.

Figure B-46-47 Comparison of Santa Monica Home Prices to Other Areas



2. Rental Costs

Rental prices are similarly high in the City. Even though many of the rental units are subject to the City's Rent Control Law, median initial rental rates for units of all sizes have risen annually since vacancy decontrol began in 1999 (except for a temporary downturn during the recession in 2009 and 2010). Likely due to market forces influenced by the COVID-19 pandemic, in 2020 median initial rents for rent controlled units decreased slightly for studios and two-bedroom units. In 2020, initial median rents for studios fell \$35 from \$1,950 to \$1,895 or 2.8%. Despite the slight decline, the 2020 median was still higher than it was in 2018 at \$1,850. The median initial rent paid for 1-bedroom units was up \$25 (1.0%) to \$2,475 from \$2,450 in 2019, slowing from a 2.1% increase between 2018 and 2019. Median rental rates for 2- bedrooms decreased 1.5% from \$3,250 to \$3,200. These price variations could possibly be attributed to tenants seeking larger units as the COVID-19 pandemic forced many residents to work from home. A search for more space and the scarcity of units this size may explain the year's 7.1 % increase in median initial rents for units with 3 or more bedrooms. The median initial rental rate for these units rose from \$4,295 to \$4,600. It is unknown at this time whether the pandemic's effects on rent is a temporary phenomenon or if the rental market will stabilize to pre-pandemic levels once there is recovery from the pandemic. Regardless, the high cost of housing continues to be a challenge for most people living and working in the City.

3. Housing Affordability

The general rule is that no more than 30% of gross monthly income should be spent on housing. Households that spend more than this percentage are considered to be "housing cost burdened". Severely cost burdened households are those households spending greater than 50% of income on housing. With the high price of rent, renters need to earn \$61.66 per hour (or an annual income of \$128,000), more than 4 times the minimum wage in the City to afford the average monthly asking median rent of \$3,200 for a two bedroom apartment.

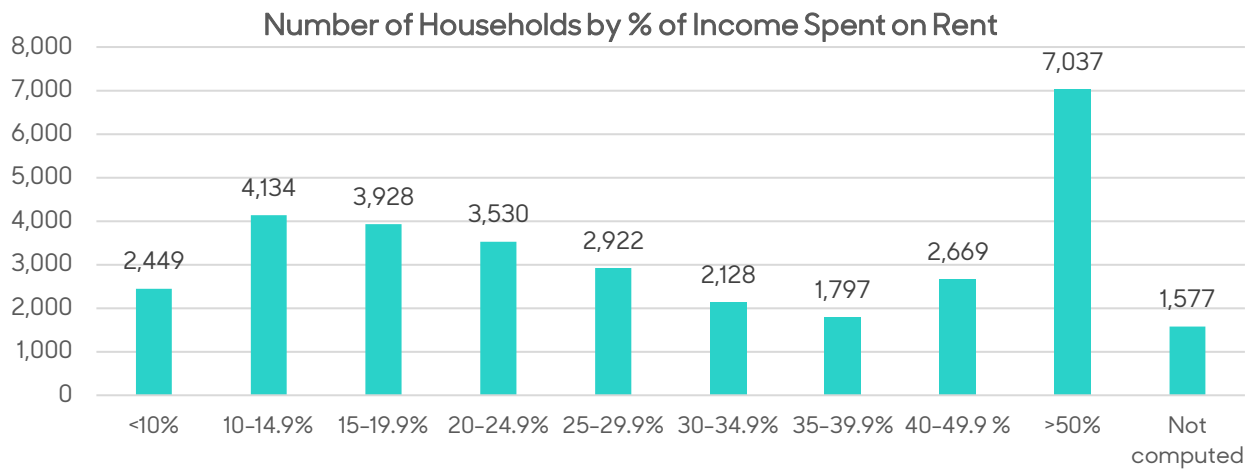
Rent controlled units have helped many residents in Santa Monica stay in their homes. As previously discussed, approximately 73% of rent controlled units have been subject to vacancy decontrol (i.e. rented at market rate at last once since 1999) and are market-rate controlled. Figure B-47-48 on the next page shows the median (Maximum Allowable Rents (MAR's) today for all controlled rental units that have been subject to vacancy decontrol. It also shows what the rents would be for those same units had vacancy decontrol not been enacted. The far-right column shows the difference in income required to afford a median-priced market-rate unit compared to the income needed to afford the same unit today if Costa Hawkin's (California State Law) had not established vacancy decontrol. As shown, a household would need about \$20,000 more than the AMI to "afford" a 0-bedroom unit. To afford the median priced 1-bedroom or larger sized unit, a household would need more than double the income if no vacancy decontrol had been enacted.

Figure B-47-48 Income Needed to Afford Maximum Allowable Rent (MAR) Units with Vacancy Increases, 2020

Unit Size	Before Vacancy Decontrol		After Vacancy Decontrol		Difference in Income Needed to Afford Unit
	Median MAR without Vacancy Increase	Income Needed to Afford MAR	Median MAR with Vacancy Increase	Income Needed to Afford MAR	
0 Bedrooms	\$838	\$47,886	\$1707	\$97,543	\$49,657
1 Bedroom	\$951	\$47,550	\$2,166	\$108,300	\$60,740
2 Bedrooms	\$1,207	\$53,644	\$2,800	\$124,444	\$70,800
3+ Bedrooms	\$1,534	\$61,360	\$3,601	\$144,040	\$82,680
Source: City of Santa Monica Rent Control Board, Annual Report, 2020 Affordability or annual income required to support apartment rent is calculated in the following manner: Median Maximum Allowable Rent (MAR) annualized (multiplied by 12) is divided by the product of the Unit Factor and the Income Factor					

Comparing the high price of homes and the high cost of rent to Santa Monica's median household income of \$96,570 in 2019, it is clear that most households in the City struggle to pay rent and cannot afford to purchase a home. Not surprisingly, with the high cost of housing in the City, approximately 13,631 (more than 42%) of the City's rental households are considered housing cost burdened (Figure B-48).

Figure B-48-49 Number of Households by % of Income Spent on Rent



According to HUD CHAS 2017 data which is shown in Figure B-4950, the most recent available data, approximately 82.6% of extremely low income households (renter and owner) are cost burdened (paying more than 30% of income on housing) as compared to 16% of upper income households. The impact of housing overpayment on Santa Monica's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children – most vulnerable to losing their housing due to an inability to pay.

Figure B-49-50 Santa Monica Households Overpaying on Housing, 2017

Households	Renters			Owners			Total Renters and Owner Households			
	Cost Burdened	Severely Cost Burdened	Total	Cost Burdened	Severely Cost Burdened	Total	#	Cost Burdened	Severely Cost Burdened	% of Citywide
Extremely Low Income (0-30% AMI)	5,055	4,200	6,145	825	765	975	7,120	82.6%	69.7%	15.4%
Very Low Income (31-50% AMI)	2,815	1,880	3,320	555	440	770	26,490	82.4%	56.7%	8.8%
Low Income (51-80% AMI)	2,880	1,195	4,220	725	530	1,180	5,400	66.7%	31.9%	11.6%
Moderate Income (80-100% AMI)	1,690	150	2,685	320	185	570	7,120	61.9%	10.3%	7.0%
Above 100% AMI	2,220	135	17,135	2,020	660	9,355	26,490	16%	3%	57.1%
Total	14,660	7,560	33,505	4,445	2,580	12,855	46,360			
Source: U.S. Housing and Urban Development (HUD)'s Comprehensive Housing Affordability Strategy (CHAS) data, 2017										

F. COASTAL ZONE HOUSING

The California Government Code (Section 65588) requires that the Housing Element take into account any low- or moderate-income housing provided or required in the coastal zone pursuant to Section 65590 (the Mello Act).¹ State law requires that jurisdictions monitor the following:

1. Number of new housing units approved for construction in the Coastal Zone
2. Number of housing units for low- or moderate-
3. income housing required to be provided in new housing within the Coastal Zone or within 3 miles
4. Number of existing housing units occupied by low- or moderate-income households that have been authorized for demolition or conversion since January 1, 1982
5. Number of residential units for low- and moderate-income households required for replacement or authorized to be converted or demolished and their location

State law exempts the City of Santa Monica from replacing units that were demolished or converted in the Coastal Zone. Nevertheless, Figure B-50-51 documents development activity in the Coastal Zone since 1982 and the number of affordable units constructed in the city within 3 miles of the coastal zone. As illustrated, the City has developed over 1,800 affordable units within a three-mile radius of the Coastal Zone, well exceeding the approximately 400 affordable units lost within the Coastal Zone.

¹The Mello Act in part requires replacement of affordable units demolished or converted within the Coastal Zone. However, the Mello Act includes two exceptions to this replacement relevant to Santa Monica. First, the requirement is not applicable to Santa Monica because the City has less than 50 acres, in aggregate of land which is vacant, privately owned, and available for residential development. Second, the requirement does not apply to the demolition of any residential structure which has been declared to be a public nuisance under the provisions to the Health and Safety Code or any local ordinance, including buildings removed following the 1994 Northridge Earthquake.

Figure B-50-51 Coastal Zone Development, 1982-2020

Year	Unit Count				Affordable Units		
	Units Built in Coastal Zone	Units Demolished	Units Converted	Net Gain	Units Demolished or Converted	Units Built in Coastal Zone	Built Elsewhere (within 3 miles of Coastal Zone)
1982	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
1983	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
1984	42	0	0	42	0	N.A.	1
1985	2	2	0	0	2	N.A.	1
1986	1	8	0	-7	8	N.A.	6
1987	157	31	0	126	31	4	13
1988	128	22	0	106	22	N.A.	11
1989	114	61	0	53	61	4	22
1990	207	91	0	116	91	16	0
1991	108	22	0	86	22	33	0
1992	165	5	0	160	5	72	0
1993	0	31	0	-31	31	0	42
1994	125	23	0	102	23	80	0
1995	0	0	0	0	0	0	45
1996	12	1	0	11	1	0	5
1997	5	40	0	-35	36	0	113
1998	21	4	0	17	0	0	80
1999	25	4	0	21	4	25	70
2000	39	2	0	37	0	21	153
2001	182	3	0	179	0	45	124
2002	80	21	0	59	17	66	48
2003	14	8	0	6	1	0	40
2004	2	31	0	-29	22	0	26
2005	11	18	0	-7	15	0	0
2006	29	9	0	20	6	2	0
2007	202	7	0	195	0	46	85
2008	19	4	0	15	0	0	189
2009	13	10	0	3	1	0	154
2010	4	30	0	-26	0	0	18
2011	20	17	0	3	15	3	0
2012	15	5	0	10	0	0	181
2013	32	0	0	32	0	32	139
2014	293	0	0	293	0	162	113
2015	5	3	0	2	0	0	39
2016	63	1	0	62	0	10	19
2017	0	0	0	0	0	0	2
2018	0	0	0	0	0	0	66
2019	9	9	0	0	0	1	8
2020	2	1	0	1	0	0	64
Total	2,146	524	0	1,622	414	622	1,877

Source: City of Santa Monica City Planning Division, Housing Dashboard online at <https://www.santamonica.gov/topic-explainers/santa-monica-s-housing-progress> and Proposition R Annual Reports online at <https://www.santamonica.gov/housing-policy-and-reports>

*Information not available on conversions

G. AT RISK HOUSING UNITS

1. Private Market Deed-Restricted Affordable Units

The City's affordable housing stock also includes a number of deed-restricted affordable units produced from the private market through the City's Affordable Housing Production Program (AHPP), or through other means such as settlement agreements, development agreements, etc. The AHPP requires that the affordable units are deed restricted for a minimum term of 55 years. A review of the deed restrictions for these private market affordable units indicate that there are none at risk of conversion to market rate. Figure B-~~51~~52 provides a listing of these units and expiry date for the deed restricted covenants.

2. Projects with Expiring Rental Subsidies During the Planning Period

According to the City's list of at-risk projects and HUD's at-risk database, a total of 628 publicly-assisted housing units with federal rental assistance subsidies in Santa Monica have the potential to expire before the end of the ten-year analysis period (*i.e.*, October 2031). These comprise the five projects ~~totalling~~totaling 628 apartments listed in the first part of Figure B-~~52~~53 in the "HUD Programs" category, which serve seniors or persons with special needs. Two of the four projects, totaling 444 apartments, are owned by a nonprofit and had existing, renewal federal subsidies for 138 of the apartments. During 2019, the properties received an additional allocation of 308 project-based vouchers, thereby providing a subsidy for all 444 apartments. Both the nonprofit ownership and the significantly-increased revenue stream from the recent allocation of vouchers minimizes the risk of future conversion. The three other projects totaling 184 apartments are owned by for-profit entities, but the City of Santa Monica has very favorable purchase options that serves to minimize the risk of conversion. The City is currently working with the two properties to extend the affordability covenants for 55 more years.

3. Projects with Affordability Covenants Expiring During the Planning Period

The "City Assistance" section of Figure B-52 indicates that a total of 142 housing units have affordability covenants with initial expiration dates during 2021 through 2031, although the majority of the projects have options to extend the affordability period for another 10 years. Additionally, most of this housing comprising seven projects is owned by Community Corporation of Santa Monica (CCSM), a local nonprofit housing provider whose mission is to provide affordable housing, so the risk of conversion to market rate housing is significantly mitigated and highly unlikely. Given the mission of CCSM and the decades of accumulated compound interest on the original loans, the risk of conversion to market rate during this Housing Element period is significantly mitigated and highly unlikely. The City has a number of other affordable housing providers it actively works with to preserve and produce affordable units, including EAH Housing, Step Up, Upward Bound, and more.

Currently, the availability of funding for Federal Section 8 contract renewal is uncertain. Under the Section 8 program, HUD pays owners the difference between what tenants can pay (defined as 30% of their household income) and the maximum allowable rent per HUD standards. Rent subsidies using state, local, or other funding sources can be used to maintain the affordability of the at-risk projects and structured to mirror the Section 8 program. Nonetheless, as the Section 8 Housing Assistance Payment (HAP) contracts and/or HUD capital subsidies have the potential to expire within the next ten years, for purposes of the Housing Element analysis, all projects are technically considered at potential risk of conversion. The feasibility of the Section 8 alternative, in the case of the property owners, depends on their willingness to accept rental vouchers and limit rents to fair market levels.

4. Construction or Purchase of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on recent affordable housing projects built in Santa Monica, the total development costs average \$480,000 per unit. Therefore, the cost to replace the 770 at-risk units in Santa Monica can generally be estimated at \$370 million.

5. Cost Comparisons

In terms of cost effectiveness for preservation of the 770 at-risk units, 20 years' worth of rent subsidies would be less expensive than purchase of replacement units (\$370 million). However, as described in the beginning of this section, while technically at-risk, seven of the fifteen projects are owned by non-profits, thus rendering their conversion unlikely. For the other projects under for-profit ownership, transfer of ownership to a non-profit may still be a preferred alternative as affordability controls could be secured indefinitely, and projects would become eligible for a greater range of outside funding.

Figure B- 51-52 Deed Restricted Units – Private Developers

Address Number	Address Street	Total # of Affordable	Date of Deed Restriction	Expiry Date
1541	Ocean Avenue	10	6/24/1992	10/1/2031
2807	Lincoln Boulevard	40	9/28/1997	9/28/2037
1827	12th Street	1	6/7/1985	6/7/2040
1818	19th Street	1	6/7/1985	6/7/2040
1236	21st Street	1	2/6/1986	2/6/2041
1314	14th Street	3	2/11/1986	2/11/2041
2456	Arizona Avenue	1	3/31/1986	3/31/2041
1443	Princeton Avenue	1	8/5/1986	8/5/2041
1024	Bay Street	1	9/18/1986	9/18/2041
937	10th Street	2	2/2/1987	2/2/2042
944	9th Street	1	2/25/1987	2/25/2042
2918	Arizona Avenue	2	3/25/1987	3/25/2042
1535	18th Street	2	4/7/1987	4/7/2042
1617	Franklin Street	1	5/27/1987	5/27/2042
3203	Nebraska Avenue	1	7/20/1987	7/20/2042
1904	11th Street	2	7/21/1987	7/21/2042
1114	14th Street	2	8/10/1987	8/10/2042
924	3rd Street	2	8/14/1987	8/14/2042
1223	26th Street	1	12/14/1987	12/14/2042
1047	4th Street	4	1/11/1988	1/11/2043
532	Pier Avenue	1	1/25/1988	1/25/2043
832	3rd Street	3	3/1/1988	3/1/2043
1239	20th Street	3	3/7/1988	3/7/2043
2247	29th Street	1	6/15/1988	6/15/2043
1934	18th Street	2	7/8/1988	7/8/2043
842	11th Street	1	7/21/1988	7/21/2043
2336	20th Street	1	5/28/1988	8/1/2043
1524	17th Street	1	8/12/1988	8/12/2043
1924	19th Street	1	11/17/1988	11/17/2043
1133-1137	25th Street	1	11/28/1988	11/28/2043
1134-1138	26th Street	1	11/28/1988	11/28/2043
824	Bay Street	1	11/28/1988	11/28/2043
2255	29th Street	1	12/1/1988	12/1/2043
1527	9th Street	1	12/8/1988	12/8/2043
1748	9th Street	1	1/10/1989	1/10/2044
1753	9th Street	1	1/13/1989	1/13/2044
1423	Franklin Street	1	3/23/1989	3/23/2044
1307	19th Street	1	3/29/1989	3/29/2044
1836	17th Street	1	7/21/1989	7/21/2044
1948	20th Street	1	8/21/1989	8/21/2044
324	Idaho Avenue	2	1/5/1990	1/5/2045

Address Number	Address Street	Total # of Affordable	Date of Deed Restriction	Expiry Date
1457	Centinela Avenue	1	8/7/1990	8/7/2045
501-509	Pacific Street	23	10/9/1990	10/9/2045
1415	26th Street	1	10/22/1990	10/22/2045
1242	9th Street	1	11/15/1990	11/15/2045
1823	19th Street	2	8/15/1991	8/15/2046
1629	18th Street	2	12/13/1991	12/13/2046
2120	Stewart Street	1	12/13/1991	12/31/2046
1212	5th Street	1	1/25/1994	1/25/2049
1933	18th Street	2	8/5/1994	8/5/2049
1818	16th Street	8	11/16/1994	11/16/2049
1310	Stanford Street	1	6/12/1995	6/12/2050
1144	12th Street	17	6/29/1995	6/29/2050
1757	17th Street	2	8/1/1995	8/1/2050
815	Wilshire Boulevard	1	8/23/1995	8/23/2050
527	San Vicente Boulevard	6	8/29/1995	8/29/2050
908	14th Street	2	9/6/1995	9/6/2050
2501	Pico Boulevard	1	9/6/1995	9/6/2050
1908	Euclid Street	3	9/15/1995	9/15/2050
733	Hill Street	1	9/18/1995	9/18/2050
728	Montana Avenue	2	9/18/1995	9/18/2050
820	Grant Street	1	9/22/1995	9/22/2050
900	Wilshire Boulevard	2	10/6/1995	10/6/2050
1023	4th Street	4	11/6/1995	11/6/2050
931	Euclid Street	3	12/26/1995	12/26/2050
1422	7th Street	28	1/4/1996	1/4/2051
1430	7th Street	28	1/4/1996	1/4/2051
1422	6th Street	28	2/2/1996	2/2/2051
1343	26th Street	1	3/15/1991	3/15/2051
1710	California Avenue	1	7/25/1996	7/25/2051
2016	5th Street	1	8/5/1996	8/5/2051
3004	Broadway	1	2/5/1997	2/5/2052
960	16th Street	3	3/21/1997	3/21/2052
1428	6th Street	24	4/1/1997	4/1/2052
1423	6th Street	24	7/25/1997	7/25/2052
1425	6th Street	24	7/25/1997	7/25/2052
1024	3rd Street	2	7/28/1997	7/28/2052
1347	23rd Street	2	10/6/1997	10/6/2052
1854	Euclid Street	2	11/14/1997	11/14/2052
1231	5th Street	28	3/12/1998	3/12/2053
1318	16th Street	18	3/12/1998	3/12/2053
1725	Ocean Front Walk	45	4/14/1998	4/14/2053
1943	19th Street	1	5/14/1998	5/14/2053

Address Number	Address Street	Total # of Affordable	Date of Deed Restriction	Expiry Date
1011	Pico Boulevard	7	5/14/1998	5/14/2053
1148	Stanford Street	2	7/31/1998	7/31/2053
811	11th Street	1	6/8/1999	6/8/2054
1226-1230	23rd Street	1	3/15/2001	3/15/2056
1432	7th Street	26	3/28/2001	3/28/2056
1753	17th Street	1	7/25/2002	7/25/2057
1522	6th Street	26	8/6/2003	8/6/2058
1502	Broadway	3	8/23/2003	8/23/2058
1315	26th Street	1	10/27/2003	10/27/2058
212	Marine Street	2	3/11/2004	3/11/2059
1751	Appian Way	2	6/14/2005	6/14/2060
1906-12	Broadway	3	10/20/2005	10/20/2060
2001	Olympic Boulevard	100	2/26/2007	2/26/2062
1047	11th Street	2	6/20/2007	6/20/2062
2029	Olympic Boulevard	65	9/6/2007	9/6/2062
711	Colorado Avenue	26	11/14/2007	11/14/2062
1434	14th Street	1	11/18/2008	11/18/2063
210-214	Santa Monica Boulevard	4	1/29/2009	1/29/2064
1437	5th Street	26	7/10/2009	7/10/2064
3107	Santa Monica Boulevard	1	5/17/2010	5/17/2065
1447	Lincoln Boulevard	97	11/12/2010	11/12/2065
1171	Franklin Street	1	10/21/2011	10/21/2066
1317	7th Street	6	9/20/2012	9/20/2067
702	Arizona Avenue	5	9/20/2012	9/20/2067
1548	6th Street	1	6/24/2013	6/24/2068
819-829	Broadway	97	6/24/2013	6/24/2068
1318	2nd Street	10	6/11/2014	6/11/2069
1601	Lincoln Boulevard	19	6/20/2016	6/20/2071
2929	Pennsylvania Avenue	38	8/22/2016	8/22/2071
1319	Yale Street	1	8/22/2016	8/22/2071
1560	Lincoln Boulevard	20	9/2/2016	9/2/2071
1112-22	Pico Boulevard	4	7/11/2017	7/11/2072
1430	Lincoln Boulevard	3	8/7/2018	8/7/2073
3214	Highland Avenue	1	12/19/2018	12/19/2073
1613	Lincoln Boulevard	15	12/19/2018	12/19/2073
3008	Santa Monica Boulevard	2	1/22/2019	1/22/2074
810	Ashland Avenue	1	2/7/2019	2/7/2074
2323	28th Street	1	3/21/2019	3/21/2074
2225	Broadway	2	4/18/2019	4/18/2074
1450	Cloverfield Boulevard.	3	4/18/2019	4/18/2074
2822	Santa Monica Boulevard	4	8/5/2019	8/5/2074
1641	Lincoln Boulevard	5	9/22/2020	9/22/2119

Address Number	Address Street	Total # of Affordable	Date of Deed Restriction	Expiry Date
1650	Lincoln Boulevard	8	1/19/2021	1/19/2120
2903	Lincoln Boulevard	4	2/24/2021	2/24/2120
2911	4th Street	4	3/25/1977	"For all times" - No
1132	7th Street	4	3/25/1995	3/25/2050
1537	7th Street	26	5/28/2002	5/28/2057
1544	9th Street	3	11/13/1997	11/13/2052
1838	9th Street	2	7/9/1999	7/9/2054
957	11th Street	1	5/12/1985	5/12/2040
1537	15th Street	1	2/27/1989	2/27/2044
954	15th Street	1	9/22/1994	9/22/2049
525	Santa Monica Boulevard	4	11/11/2010	11/11/2065
1750	10th Street	1	12/1/2017	12/1/2072
1235	5th Street	5	5/11/2020	5/11/2075
1433	18th Street	1	10/27/2016	10/27/2071
1415	5th Street	14	9/2/2016	9/2/2071
1427	15th Street	8	3/20/2019	3/20/2084
1142-1148	9th Street	5	4/3/1985	life of building
201	Bicknell Avenue	1	12/11/2003	life of agreement
2000	Main Street	1	11/29/2003	life of building
205	Washington Avenue	34	8/20/1992	life of building
853	21st Street	1	12/15/2011	Life of building
1227	21st Street	3	6/6/1996	Life of building
1725	Ocean Avenue	154	2011	2100
948	15th Street	1	9/22/1994	Life of building
1034-1050	4th Street	15	9/9/1988	Life of building
2616	6th Street	2	7/13/1988	Life of building
1444	11th Street	2	4/20/2020	4/20/2075
1533	11th Street	1	12/19/2018	12/19/2073
943	16th Street	1	3/28/2013	3/28/2068
1807	17th Street	1	7/26/2017	7/26/2072
1018-1024	4th Street	1	7/2/1998	Termination of
926	2nd Street	4	1987	2038
1837	18th Street	2	11/2/1989	no expiry
922	Lincoln Boulevard	1	1985	2040
601	Wilshire Boulevard	3	2020	life of building
1217	Yale Street	1	1997	life of building

Figure B-52-53 Publicly Assisted Housing

Project	Location	Total Units	Funding Program/Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
HUD							
Ocean Park Villas	2019 & 2219 5th Street	24	Section 8; Section 221(d)(4)	1982	Senior	Ocean Park Villas Limited Partnership	11/1/2023
Geneva Plaza	1441 21st Street	100	Section 8; section 202	1979	Senior	Westminster Towers Inc.	6/14/2025
Barnard Park Villas	3356 Barnard Way	60	Section 8; HUD insured	1981	Senior	Barnard Villas Ltd.	12/10/2026
Santa Monica Towers	1233 6th Street	161	Section 202	1964	Senior	Santa Monica Christian Towers, Inc.	10/1/2028
Westminster Towers	1112 7th Street	283	Section 202	1969	Senior	Westminster Towers; First Presbyterian Church of S.M.	2/1/2031
Lincoln Court	2807 Lincoln Boulevard	40	Section 202 CHARP	1999	Senior	Volunteers of America Elderly Housing, Inc.	9/29/2032
Wilshire House	1125 3rd Street	72	Section 202/RHF CHTF	1992	Senior	Retirement Housing Foundation	2/1/2033
Upward Bound Senior Village Villa	1011 11th Street	70	Section 202 RHTF/CHTF	2000	Senior	Upward Bound Senior	2/24/2039
Project New Hope	1637 Appian Way	25	Section 811 CHTF	1999	Special Needs	S.M. New Hope	8/13/2052
Fourth Street Senior Housing	1116-1146 4th Street	66	Section 202/CHARP/CHTF	2002	Senior	Fourth Street Senior Housing Corporation	3/7/2056
SM Accessible Apartments	1525 Euclid Street	13	Section 811/CDBG	2003	Special Needs	Ocean Housing Foundation	4/30/2055
Neilson Villas	3100 Neilson Way	100	Section 236(j)(1); Section 8	1977	Senior	Neilson Villas Limited Partnership	10/1/2072
Los Angeles County Affordable Housing							
Colorado Place	1450 14th Street	18		1982	Family	Privately owned, 99-year lease to LA Co. Housing Authority which manages the facility; nominal lease rate of \$1/year. RJG/LP Corp. owns the land and improvements which were purchased as part of housing mitigation agreement.	2081
Colorado Place	1855 9th Street	11	Housing mitigation for construction of One Colorado Place office project.	1982	Family		2081
Colorado Place	2006 20th Street	11		1982	Family		2081
Los Angeles County Public Housing							
	175 Ocean Park Boulevard	22	Public Hsg./LA Co.	1985	Senior	Public Housing/LA Co.	Indefinite
Monica Manor	Monica Manor 1901-07 11th Street	19	Public Hsg./LA Co.	1988	Family	Public Housing/LA Co.	Indefinite
City Assistance							
	2017-23 20th Street	12	PNHTF	1983	Family/Senior	CCSM*	12/13/2008 +10 yrs*
	2625 Kansas Avenue	16	PNHTF	1984	Family	CCSM	7/5/2009 + 10 yrs*
	724 Pacific Avenue	8	Rental Rehab/CHARP	1984	Family	CCSM	3/21/2009 + 10 yrs*
	2525 Kansas Avenue	20	PNHTF	1984	Family	CCSM	6/14/2009 +10 yrs*
	1843-1845 17th Street	8	PNHTF	1985	Family	CCSM	12/20/2009 +10 yrs*
	2302 5th Street	6	CHARP/Rental Rehab	1986	Family/Senior	CCSM	12/30/2020*
	205 Washington Avenue	22	CDBG (Rehab)	1997	Family	The Sovereign	2026
	1117 3rd Street	4	CDBG	1997	Family	Edward James York	2026
	Ocean Park 43 Co-op: 504 Ashland Avenue; 536 Ashland Avenue; 642 Marine Street; 518 Pier Avenue; 3005 Highland Avenue	43	HODAG/Redev	1989	Family	CCSM	11/19/2027
	908 14th Street	3	CDBG	1997	Family	908 14th St. LLC	2026
	1959 Cloverfield	62	CHARP	1985	Family	CCSM	11/30/2021 +15 yrs
	1629 Michigan Avenue	4	PNHTF	1986	Family	CCSM	2/28/2021 + 15 yrs

Project	Location	Total Units	Funding Program/Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
	1937 18th Street	6	PNHTF	1986	Family	CCSM	12/6/2020 + 15 yrs
	1827 19th Street	6	PNHTF	1986	Family	CCSM	8/13/2021 + 15 yrs
	1808 17th Street	6	PNHTF	1986	Family	CCSM	12/13/2021 + 15 yrs
	1943 17th Street	7	PNHTF	1987	Other	CCSM	3/31/2022 + 15 yrs
	2402 5th Street (OP 12)	6	LIHF	1987	Family/Senior	CCSM	12/30/2020 + 15 yrs
	2207 6th Street (OP 12)	6	LIHF	1987	Family/Senior	CCSM	12/30/2020 + 15 yrs
	2405-2407 4th Street	10	Colorado Place Housing Mitigation	1982	Family	Owned by PJG/LP Corp., Leased to CCSM	2081
	1917 17th Street	7	PNHTF	1987	Family	CCSM	12/18/2021 + 15 yrs
	1314 18th Street	6	CHARP	1988	Family	CCSM	8/6/2022 + 15 yrs
	1427 Berkeley	7	CHARP	1988	Family	CCSM	1/15/2021 + 15 yrs
	2009-15 Cloverfield Boulevard	10	PNHTF/CHARP	1988	Family	CCSM	5/25/2023 + 15 yrs
	2323 4th Street	6	CHARP	1988	Senior	Alternative Living for Aging	3/18/2032 + 10 yrs
	2121 Arizona Avenue	11	CHARP	1988	Family	CCSM	6/3/2023 + 15 yrs
	3 Vicente Terrace	25	CHARP/Rental Rehab	1989	SRO	CCSM	4/4/2023 + 15 yrs
	2020-30 Cloverfield Boulevard	32	Rental Rehab/LIHTC	1989	Family/Senior	CCSM	12/23/2023 + 15 yrs
	1038 2nd Street	15	CHTF	1991	Family	CCSM	5/15/2066
	1952-56 Frank Street	5	PNHTF/CHARP	1992	Family	CCSM	7/16/2030 + 10 yrs
	1968 19th Street (Garcia)	7	LIHTC/RHCP/CHTF	1993	Family	CCSM	10/2031 + 10 yrs
	1747 15th Street (Garcia)	7	LIHTC/RHCP/CHTF	1993	Family	CCSM	10/2031 + 10 yrs
	1544 Berkeley Street (Garcia)	9	LIHTC/RHCP/CHTF	1993	Family	CCSM	10/2031 + 10 yrs
	1828 17th Street (Garcia)	7	LIHTC/RHCP/CHTF	1993	Family	CCSM	10/2031 + 10 yrs
	2423-2425 Virginia Avenue	12	PNHTF	1993	Family	CCSM	6/2032 + 10 yrs
	1423 2nd Street	44	CHTF	1994	SRO	CCSM	6/1/2043
	1328 2nd Street	36	CHTF	1994	SRO	Step Up On Second	9/2043 + 25 yrs
	1206 Pico Boulevard	26	HOME	1995	SRO	CCSM	11/2044 + 25 yrs
	815 Ashland Avenue	45	CHTF/RHCP/LIHTC	1995	Family	CCSM	8/2049 + 25 yrs
	1343 11th Street	8	CDBG (Rehab)	1996	Family	CCSM	2050
	807 4th Street	17	CDBG (Rehab)	1996	Family	CCSM	2051
	1144 12th Street	5	CDBG	1996	Family	1144 12th St. LLC	6/29/2020
	931 Euclid Street	3	CDBG (Rehab)	1996	Family	Euclid LLC	2/21/2051
	1422 7th Street	28	CDBG	1997	Family	JSM Ravenna	1/4/2051
	1430 7th Street	28	CDBG	1997	Family	JSM Siena	
	1422 6th Street	28	CDBG	1997	Family	JSM Firenze	2/2/2051
	937 11th Street	11	CDBG (Rehab)	1997	Family	CCSM	2051
	1020 12th Street	22	HOME	1997	Special Needs	Upward Bound House	2046
	1002 Marine Street	30	CDBG (Rehab)	1998	Family	CCSM	2050
	1128-1144 5th Street	32	CDBG/CHTF	1998	Family	CCSM	2051
	1118 5th Street	10	CDBG (Rehab)	1998	Family	CCSM	2052
	1423 6th Street	24	CDBG	1998	Family	JSM Napoli	7/25/2052
	1425 6th Street	24	CDBG	1998	Family	JSM Cielo	7/25/2052
	1143 12th Street	11	CDBG (Rehab)	1998	Family	CCSM	2052
	1149 12th Street	14	CDBG (Rehab)	1998	Family	CCSM	2052
	1438 16th Street	17	CDBG	1999	Family	CCSM	2053
	1544 9th Street	3	CDBG	1999	Family	Pines LLC	11/13/2052
	855 Bay Street	15	HOME/CHARP (Rehab)	1999	Family	CCSM	2048

Project	Location	Total Units	Funding Program/Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
	1227 9th Street	10	HOME/RHTF (rehab)	1999	Family	CCSM	2048
	1017 4th Street	16	CDBG (Rehab)	1999	Family	CCSM	2054
	911 2nd Street	16	CHTF/HOME (Rehab)	1999	Family	CCSM	2055
	1925 20th Street	34	CHTF/TORCA (Rehab)	1999	Family	CCSM	2054
	1514 14th Street	36	CHTF (Rehab)	2000	Family	CCSM	2055
	821 11th Street	10	RHTF (Rehab)	2000	Family	CCSM	2055
	1344 14th Street	11	RHTF/HOME (rehab)	2000	Family	CCSM	2054
	225 San Vicente Boulevard	36	RHTF (Rehab)	2000	Family	CCSM	2055
	2112 Delaware Avenue	38	RHTF/THTF/CDBG (Rehab)	2000	Family	CCSM	2055
	2120 4th Street	27	RHTF (Rehab)	2000	Family	CCSM	2055
	2260 28th Street	12	RHTF (Rehab)	2001	Family	CCSM	2056
	2608 28th Street	12	RHTF (Rehab)	2001	Family	CCSM	2056
	1005 Pico Boulevard	7	CDBG	2000	Family	Art Colony LLC	5/14/2053
	708 Pico Boulevard	20	CDBG/PNHTF/LIHTC	2000	Family	CCSM	2051
	2428 34th Street	12	HOME/RHTF (Rehab)	2001	Family	CCSM	2056
	813 9th Street	10	HOME/RHTF (Rehab)	2001	Family	CCSM	2056
	1052 18th Street	15	RHTF (Rehab)	2001	Family	CCSM	2056
	2243 28th Street	12	RHTF (Rehab)	2001	Family	CCSM	2056
	2404 Kansas Avenue	10	CDBG (Rehab)	2002	Family	CCSM	2057
	420 Pico Boulevard	25	HOME/RHTF (Rehab)	2002	Family	CCSM	2056
	2449 Centinela Avenue	20	-RHTF (Rehab)	2002	Family	CCSM	2056
	502 Colorado Avenue	44	CHTF	2002	SRO	CCSM	2057
	2028 14th Street	22	RHTF/THTF (Rehab)	2002	Family	CCSM	2055
	1942 High Place (2345-2349 Virginia Avenue)	13	CDBG/THTF (Rehab)	2002	Family	CCSM	2057
	1943 High Place (2401 Virginia Avenue)	14	RHTF (Rehab)	2002	Family	CCSM	2057
	2122 Pico Boulevard	8	RHTF (Rehab)	2003	Family	CCSM	2058
	2907 3rd Street	11	RHTF (Rehab)	2003	Family	CCSM	2056
	1944 20th Street	8	RHTF	2006	Family	CCSM	2061
	2211 4th Street	22	RHTF	2006	Family	CCSM	2061
	2900 4th Street	19	RHTF	2006	Family	CCSM	2061
	2209 Main Street	44	CHTF/LIHTC/MHP	2007	Family	CCSM	2062
	1424 Broadway	44	CHTF/RHTF/LIHTC	2007	Family	CCSM	2062
	1349 26th Street	44	CDBG/RHTF/LIHTC	2007	Family	CCSM	2062
	1751 Cloverfield Boulevard	51	HOME/RHTF/THTF	2007	Homeless	OPCC	2062
	3031 Santa Monica Boulevard	47	RHTF	2007	Family	CCSM	2061
	2411 Centinela Avenue	36	RHTF/LIHTC	2008	Family	CCSM	2063
	1438 25th Street	12	RHTF (Rehab)	2008	Family	CCSM	2063
	2320 34th Street	6	RHTF/HOME (Rehab)	2009	Family	CCSM	2063
	1458 14th Street	20	RHTF/LIHTC	2010	Senior	Simpson Housing	2063
Step Up on Fifth	1548 5th Street	46	HOME/RHTF/LIHTC	2009	Special Needs	Step Up on Fifth	2063
	750 Marine Street	8	RHTF (Rehab)	2009	Family	CCSM	2063
	2624 Santa Monica Boulevard	8	RHTF	2009	Special Needs	Step Up	2062
	2029 20th Street	12	RHTF (Rehab)	2010	Family	CCSM	2063
	2418 5th Street	6	RHTF/HOME (Rehab)	2010	Family	CCSM	2063
	1513 Centinela Avenue	8	RHTF	2010	Family	CCSM	2063

Project	Location	Total Units	Funding Program/Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
	844 Lincoln Boulevard	10	RHTF (Rehab)	2010	Family	CCSM	2063
	217-223 Bicknell Avenue	13	RHTF (Rehab)	2011	Family	CCSM	2064
	914 4th Street	16	RHTF (Rehab)	2011	Family	CCSM	2063
	2602 Broadway	33	RHTF	2012	Family	CCSM	2063
	1930 Stewart Street	105	THTF/RHTF/HOME/CDBG/CHTF	n/a	Family	City of Santa Monica	2055
	2802 Pico Boulevard	33	RHTF	2013	Family	CCSM	2064
	1754 19th Street	49	RHTF	2014	Senior	FAME	2064
	1959 High Place (2401 Virginia Avenue)	44	RHTF	2014	Family	CCSM	2064
	1725 Ocean Avenue	160	RHTF	2014	Family	Related/S.M. Village LLC	2063
Step Up	520 Colorado Avenue	26	RHTF	. 2014	SRO	Step Up	2065
	430 Pico Boulevard	32	CHTF / RHTF	2013	Family	CCSM	2067
	2309 Oak Street	12	THTF	2014	Family	CCSM	2066
	2520 Euclid Street	10	CHTF	2016	Family	CCSM	2070
	2621 26 th Street	12	CHTF	2018	Special Needs	Step Up	2071
	419/1616 Ocean Avenue	26	LMIHATF / THTF	2021	Individual	CCSM	2071
	1820-26 14 th Street	39	CHTF	2021	Senior	CCSM	2074
	1445-53 10 th Street	40	CHTF	Est. 2021	Senior	EAH	2075
	2120 Lincoln Boulevard	37	RRHTF	Est. 2021	Family	CCSM	2119
	1834-48 14 th Street	73	CHTF	Est. 2022	Family	CCSM	2119
	1819 Pico Boulevard	48	CHTF	Est. 2022	Family	CCSM	2120
	1930 Stewart Street	105	THTF	n/a	Mobilehome	Caritas	2062
	2033-2102 Virginia Avenue	40	CHTF / RRHTF	Acquired 2020	Family	CCSM	Long-term restrictions pending
	Total	3,902					
<p><i>*Potential affordability controls expire during 10-year analysis period. Based on discussions with non-profit owner, affordable rents will be maintained.</i></p> <p>CCSM = Community Corporation of Santa Monica RHTF = Redevelopment Housing Trust Fund CDBG = Federal Community Development Block Grant THTF = TORCA Housing Trust Fund LIHTC = Federal Low Income Housing Tax Credits Housing Trust Fund MHP = State of California Multifamily Housing Program CHTF = Citywide Housing Trust Fund CHARP = City Housing Acquisition and Rehabilitation Program HODAG = Housing Development Action Grant MERL = Multifamily Earthquake Repair Loan Program PNHTF = Pico Neighborhood Housing Trust Fund LMIHATF = Low Mod Income Housing Asset Trust Fund Redevelopment Replacement Housing Trust Fund</p> <p>Source: City of Santa Monica and HUD Multifamily Assistance and Section 8 Contracts Database, updated 5/20/21</p>							